VILLAGE OF NORTH RIVERSIDE

2401 S. Desplaines Ave. • North Riverside, IL 60546 • **(708) 447-4211** • **Fax (708) 447-4292**

PRE-SALE INSPECTION

Owner _____ Address _____

Person Interviewed _____ Phone # _____

Inspector _____

I hereby authorize the Village of North Riverside's Building and Zoning Department to make an on site inspection of the building/premise located at the address indicated at the top of the form.

By _____ Date _____

	Yes	No
1. Is **address** displayed to properly identify residence for emergency vehicles?	☐	☐
2. Is the **foundation** structurally sound?	☐	☐
3. Are **exterior walls** maintained free from holes, loose or rotting boards which might admit rain or dampness to the interior?	☐	☐
4. Is the **roof** structurally sound and free of defects which might admit rain or dampness to the interior?	☐	☐
5. Are the exterior **stairs and porches** maintained free of safety hazards and safe for entering and exiting?	☐	☐
6. If the residence has a fence, is it legal and in good repair?	☐	☐
7. Do **doors** allow unobstructed exiting?	☐	☐
8. Is the residence free of unsafe or broken windows?	☐	☐
9. Does the **residence** comply with applicable zoning regulations regarding use, i.e. single-family, multi-family?	☐	☐
10. Are **floors, walls, and ceilings** maintained in good condition, free of sanitation or safety hazards?	☐	☐
11. Are all rooms provided with adequate **light** (natural or artificial) and **ventilation** (natural or mechanical)?	☐	☐
12. Is the residence free of an **infestation** of rodents or insects?	☐	☐
13. Are interior **stairs** and **railings** free of safety hazards and safe for entering and exiting?	☐	☐
14. Are all sinks, lavatories, bathtubs, and showers supplied with running water and maintained in a useable condition?	☐	☐
15. Do downspouts and sump pump properly discharge to own yard or storm sewer?	☐	☐
16. Does the residence have electrical panel(s), and all exposed wiring installed and maintained in a safe manner?	☐	☐
17. Is gas supply free from leaks?	☐	☐
18. Does each level of the dwelling unit have properly located and operating smoke detectors?	☐	☐
19. Is the heating unit, and hot water heater in working condition?	☐	☐
20. Is the residence free of inside or outside storage which could promote a health, fire, or safety problem?	☐	☐
21. If a residence has a below grade sleeping room, does it satisfy exiting, emergency exiting, and ventilation requirements?	☐	☐
22. Schedule final water meter read.	☐	☐
23. Water bill paid in full _____ Date		
24. Plat of survey.	☐	☐

Additional Remarks / Comments / Violations

THOSE ITEMS CHECKED ARE VIOLATIONS OF NORTH RIVERSIDE'S ADOPTED VILLAGE CODE AND / OR PROPERTY MAINTENANCE CODE.

DISCLAIMER

The Village does not warrant the condition of any property inspected and shall not be responsible for any claims arising out of the property or the condition thereof. The Village does not warrant that all deficiencies are listed in the "Certificate of Occupancy" and does not warrant anything as to the condition of the property or the liability thereof.

Copies: White / Bldg. Dept. • Yellow / Seller • Pink / Buyer