

CITY OF FAIRVIEW HEIGHTS

APPROVED	
CONDITIONAL	
FOR _____ DAYS	
DISAPPROVED	

1st DATE/TIME	
2nd DATE/TIME	
3rd DATE/TIME	

PROPERTY ADDRESS: _____

COMMENTS: _____

	L	W	SqFt
Living Room	L	W	SqFt
Dining Room	L	W	SqFt
Kitchen	L	W	SqFt
Family Room	L	W	SqFt
Room	L	W	SqFt
Room	L	W	SqFt
Room	L	W	SqFt
Bedroom #1	L	W	SqFt
Bedroom #2	L	W	SqFt
Bedroom #3	L	W	SqFt
Bedroom #4	L	W	SqFt
Bedroom #5	L	W	SqFt

MAXIMUM OCCUPANCY: _____

BEDROOMS	#1	#2	#3	#4	#5
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- 1 Covered Electrical Outlets (2+ light fixture)
Room _____
- 2 Elect Hazard (frayed / unsafe wiring)
Room _____
- 3 Window (one operable per room)
Room _____
- 4 Wall Condition (holes / crack / chips)
Room _____
- 5 Ceiling Condition (cracks / loose / falling plaster)
Room _____
- 6 Floor Condition (holes / tears / decay)
Room _____

BATHROOMS	#1	#2	#3	#4	#5
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- 1 Elect Outlets Covered
- 2 Overhd Light Fixture
- 3 Elect Hazards
- 4 Operable Window
Exhaust Fan
- 5 Wall Condition
- 6 Floor Condition
holes / tears / decay
- 7 Working flush toilet
secured/leaks/cracks
- 8 Secured Lavatory
hot/cold water/leaks
- 9 Tub or Shower
hot/cold water/leaks

LIVING ROOM/FAMILY ROOM

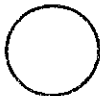
- 1 Covered Electrical Outlets (2+ light fixture)
- 2 Elect Hazard
- 3 One operable window weather tight
- 4 Ceiling Condition loose plaster
- 5 Wall Condition holes / crack / chips
- 6 Floor Condition holes / tears / decay

KITCHEN/DINING ROOM

- 1 Covered Electrical Outlets (2+ Overhead Light Fixture)
- 2 Electrical Hazards
- 3 Ventilation (Windows or Exhaust Fan)
- 4 Ceiling condition (loose plaster)
- 5 Wall Condition (holes/cracks/chips)
- 6 Floor Condition (holes/tears/decay)
- 7 Sink/Plumbing (hot/cold water/proper drainage/pressure)

ELECTRICAL/MECHANICAL/PLUMBING

- A. ELECTRICAL SERVICE**
 - 1 Tampered/Overfused
 - 2 Junction Box Covered
 - 3 Secured to Structure
 - 4 Improper Wiring (exposed / open splices)
 - 5 Wire thru doors/under carpet (extension cord use)
- B. HEATING EQUIPMENT**
 - 1 Sediment Trap (collector tube)
 - 2 Gas shut-off valve
 - 3 Operational Thermostat
 - 4 Direct/Indirect Heating (to all habitable spaces)
 - 5 Cold Air Return
 - 6 Vented to Outside
 - 7 Minimum Clearance to Combustibles
 - 8 Fuel Space Heater vented/unvented (clear of combustibles)
Gas shut-off valve for Space Heater
 - 9 Fireplace - vented/unvented
Gas Shut-off valve for Fireplace
 - # Other _____
- C. WATER HEATER**
 - 1 Sediment Trap
 - 2 Temp Relief Valve/Drip Tube
 - 3 Vented to Outside
 - 4 Gas Shut-off Valve
 - 5 Rusted/Burned condition
 - 6 Improper Gas Connection
 - 7 OTHER - see comments
- D. WATER SUPPLY**
 - 1 City or Private Supply approved - no broken lines
 - 2 Corroded or Broken Pipes leading/discoloration
- E. SEWER CONNECTION**
 - 1 Public/Private approved
 - 2 Sewer back-up clogged drains or odor
 - 3 Sump Pump



FIRE SAFETY

- 1 Smoke Detectors
(each level/by all bedrooms)
- 2 Basement/Sleeping Room
(1 operable 20"x24" window or exterior exit)
- 3 Door between Garage/living area
(solid core or metal clad)
- 4 Separation Wall/Ceiling
(garage to living area)

LAUNDRY ROOM

- 1 Grounded Recepticals (covered)
- 2 Overhead Light Fixture
- 3 Electrical Hazards
(frayed/unsafe/exposed wiring)
- 4 Washing Facilities (no leaks)
- 5 Clothes Dryer Exhaust
(properly vented)

GARAGE/CARPORT//ACCESSORY STRUCTURES

- A. Approved wiring in/to garage
(open splices/exposed/overfusing)
- B. Structure Stability
 - 1 good condition
 - 2 solid walls
 - 3 soffit/fascia
 - 4 good roof
 - 5 painted exterior
- C. Service Door/Window

YARD

- A. Garbage & Debris
(Accumulation)
- B. Garbage Containers
(One per dwelling-dumpster/multi units)
- C. Derelict Vehicles
(Unlicensed/Dismantled)
- D. Pool (above-grnd _____ In-grnd _____)
Barrier in place

EXTERIOR

A. FOUNDATIONS

- 1 Wall Cracks
- 2 Loose/Missing Bricks
- 3 Rotted/Damaged Sill
- 4 Basement-Leakage
(water damage)
- 5 Mobile Homes: Tie Downs
- 6 Skirting

B. WALLS

- 1 Damaged/Missing Bricks
- 2 Soffit or Fascia Damage

C. ROOFS - CHIMNEYS

- 1 Buckling/Sagging Rafters
(serious damage)
- 2 Holes/Missing Shingles
(allowing water entry)
- 3 Loose/Missing Chimney Bricks
- 4 Chimney is Leaning
(disintegrated)
- 5 Gutters & Downspouts
(missing / decayed)
- 6 Storm Drainage
(public nuisance)

D. PORCHES/STAIRS/RAILINGS

- 1 Support Anticipated Load
- 2 Handrails secured
(4 or more steps)
- 3 Guardrails - secured
(balcony over 30" high)

E. EXIT DOORS & WINDOWS

- 1 Door opens from inside
(without use of key)
- 2 Good condition//lockable
(secure & weather tight)
- 3 Basement window//hatchway
(entrance prevents rodents/elements)
- 4 Windows//Screens
(doors if applicable//window screens)
- 5 Windows NOT painted shut

F. ADDRESS NUMBERS

On House _____ On Mailbox _____
(4" numbers required -- not script)

*** Note: The following condition(s) is/are in compliance with the 1996 Property Maintenance Code adopted by reference by the City of Fairview Heights unless or until repaired, altered, replaced or upgraded. FURTHER NOTE, however, that Illinois Power Company may require specific compliance for appliances services with natural gas.

Please be advised that this inspection form is not intended to be all-inclusive or self limiting. Additional comments and/or requirements may be indicated by the Housing Inspector at the time of the inspection. Refer to the BOCA National Property Maintenance Code as adopted by the City per Ordinance 711-91 and any/all amendments thereto.