



Rental Property Registration Inspection Checklist

City of Spring Valley, IL
Office of the Building Inspector
215 N. Greenwood Street, Spring Valley, IL, 61362
Phone: 815-664-2785
Email: rentalregistry@springvalleyil.us

General Property Information

Site Address

Spring Valley Ward

Inspection Date

Inspector

Daily Conditions

Time of Inspection

Weather

Temperature

Owner Information

Property Owner

Address

City

State

Zip

Phone

Email

Present During Inspection

Property Owner

Property Manager

Tenant:

Spring Valley Police Officer

Other

Other

Property Type

Single Family/Duplex

Multi-Unit (over 2 units)

#Units

Level of Inspection

Initial

Fee

\$50 (Single Family/Duplex)

\$25/unit (Multi-Unit) / # Unit

Total Fee

1st Follow-Up

\$100

Subsequent Follow-Up

\$250

Fee Amount to be paid to the City Clerks Office

Inspection Access

Voluntary

Scheduled Voluntary

Administrative Search Warrant

Exterior Property Inspection

Item #	Description	In Compliance			Code Section
1	Maintained in clean, safe, sanitary condition	Yes	No	N/A	IPMC 302.1
2	Yard graded to prevent erosion, stagnant water, or damage to structure	Yes	No	N/A	IPMC 302.2
3	Sidewalks, walkways, stairs, driveways, similar spaces maintained & free of hazards.	Yes	No	N/A	IPMC 302.3
4	Free from weeds and vegetative overgrowth	Yes	No	N/A	IPMC 302.4
5	Property and structures free of rodent harborage	Yes	No	N/A	IPMC 302.5
6	Accessory structures (garages, fences, walls, etc.) maintained in good repair	Yes	No	N/A	IPMC 302.7
7	Property free of inoperable or unlicensed motor vehicles	Yes	No	N/A	IPMC 302.8
8	Property free of any defacement (markings, carvings, graffiti)	Yes	No	N/A	IPMC 302.9

9	Swimming pools maintained in good repair and clean and sanitary condition.	Yes	No	N/A	IPMC 303.1
10	Swimming pools more than 24 inches in depth are surrounded by a minimum 48-inch-tall fence from ground level; gates and doors are self-closing and latching	Yes	No	N/A	IPMC 303.2
11	Unsafe Conditions				
	Siding and masonry joints not maintained, weather resistant or watertight	Yes	No	N/A	IPMC 304.1.1
	Structural members have evidence of deterioration	Yes	No	N/A	IPMC 304.1.1
	Roofing or roof components defects and signs of deterioration	Yes	No	N/A	IPMC 304.1.1
	Exterior stairs, decks, porches, balconies, and similar are not structurally sound	Yes	No	N/A	IPMC 304.1.1
	Chimneys not structurally sound or evidence of deterioration	Yes	No	N/A	IPMC 304.1.1
12	All exterior surfaces maintained in good condition. No decaying wood, peeling, Flaking, and chipping paint, siding and masonry joints are weather tight, and Metal surfaces free of rust and corrosion.	Yes	No	N/A	IPMC 304.2
13	Premise Identification: Building address clearly visible from the street; numbers and letters not less than 4 inches in height.	Yes	No	N/A	IPMC 304.3
14	Foundation is free from holes, breaks, and loose rotting material	Yes	No	N/A	IPMC 304.5
15	Roof drains, gutter, and downspouts maintained in good repair	Yes	No	N/A	IPMC 304.7
16	Handrails and guards firmly fastened	Yes	No	N/A	IPMC 304.12
17	Windows free from cracks, breaks, or holes	Yes	No	N/A	IPMC 304.13

Interior Property Inspection

18	Visible structural members are structurally sound	Yes	No	N/A	IPMC 305.2
19	Interior surfaces maintained in good, clean, and sanitized condition	Yes	No	N/A	IPMC 305.3
20	Stairs, ramps, landings, balcony, porch, deck or other walking surface in sound condition.	Yes	No	N/A	IPMC 305.4

21	Handrails and guards are firmly fastened and in good condition	Yes	No	N/A	IPMC 305.5
22	Interior doors fit within the frame and open and close properly	Yes	No	N/A	IPMC 305.6
23	Walking surface more than 30 inches above floor or grade has guards	Yes	No	N/A	IPMC 307.1
24	Handrails are no less than 30 inches and no more than 48 inches in height	Yes	No	N/A	IPMC 307.1
25	Property is free from accumulation of rubbish or garbage	Yes	No	N/A	IPMC 308
26	Structures are kept free from insect and rodent infestation	Yes	No	N/A	IPMC 309

Lighting, Ventilation, and Occupancy

27	Every habitable space has at least one window facing outside	Yes	No	N/A	IPMC 402.1
28	Every habitable space shall have not less than one operable window	Yes	No	N/A	IPMC 403.1
29	No cooking spaces in bedroom areas	Yes	No	N/A	IPMC 403.3
30	Clothes dryer exhaust is independent and exhausted outside the structure	Yes	No	N/A	IPMC 403.5
31	Habitable room, other than kitchen, shall have a dimension not less than 7 feet in any direction.	Yes	No	N/A	IPMC 404.2
32	Bedrooms contain a minimum 70 square feet, bedrooms occupied by more than one person contain a minimum 50 square feet per person	Yes	No	N/A	IPMC 404.4.1
33	Bedrooms shall not be the only means of access to other bedrooms or other habitable spaces	Yes	No	N/A	IPMC 404.4.2
34	Bedrooms have access to a bathroom without passing through another	Yes	No	N/A	IPMC 404.4.3

Plumbing

35	Bathroom floor surface has a smooth, hard, and nonabsorbent surface	Yes	No	N/A	IPMC 503.4
36	All sinks, bathtubs, showers, and toilets connected to a public water supply Or approved private system	Yes	No	N/A	IPMC 505.1
37	Water heater properly installed and capable of providing adequate amount To every faucet with a hot water temperature of not less than 110 °F	Yes	No	N/A	IPMC 505.4
38	Sanitary sewer is connected to either a public sewer system or an approved Private septic system	Yes	No	N/A	IPMC 506.1

Mechanical and Electrical

39	Heating facility capable of maintaining a room temperature of 68 °F	Yes	No	N/A	IPMC 602.2
40	Fuel-burning equipment and appliances connected to a chimney or vent	Yes	No	N/A	IPMC 603.2
41	Outlet(s) damaged and/or not capable of holding a plug	Yes	No	N/A	IPMC 604.3
42	Light fixtures are inoperable, missing, or damaged	Yes	No	N/A	IPMC 604.3
43	Improper use of extension cords, power strips, or outlet multipliers	Yes	No	N/A	IPMC 604.3
44	Electric service box has a cover and is properly labeled	Yes	No	N/A	IPMC 604.3
45	Any exposed electrical system capable of causing a shock hazard	Yes	No	N/A	IPMC 604.3
46	Electrical cover plates missing or damaged	Yes	No	N/A	IPMC 605.1
47	Grounded single device outlet or GFCI outlet for wash machine	Yes	No	N/A	IPMC 605.2
48	GFCI protected outlets on bathroom outlets	Yes	No	N/A	IRC E3802.1
49	GFCI protected outlets on all kitchen countertop outlets	Yes	No	N/A	NEC 210.8
50	GFCI protected outlets on exterior/outside outlets	Yes	No	N/A	NEC 210.8

51	GFCI protected outlets in the garage	Yes	No	N/A	NEC 210.8
52	GFCI protected outlets in unfinished areas of the basement	Yes	No	N/A	NEC 210.8
53	GFCI protected outlets on the sump pump or grinder pump	Yes	No	N/A	NEC 210.8

Fire Safety

54	Egress doors (front & back) must be operable from the inside without use Of a key or special knowledge	Yes	No	N/A	IPMC 702.3
55	Functioning smoke detectors installed one on each floor (including basement), One in each bedroom, and one within 15 feet outside of each bedroom	Yes	No	N/A	IPMC 704.2
56	Function carbon monoxide detector	Yes	No	N/A	PA 094-0741
57	A minimum of one window per sleeping room. All containing a minimum 5.7 Sq. ft. of egress. No less than one window providing an opening of 20 inches High and 24 inches wide in each sleeping room including the basement, with A maximum sill height of 44 inches from the floor to sill.	Yes	No	N/A	IRC 310.1

Other Inspector Notes:

This checklist is not all inclusive and is intended to be a guide for the inspector and property owners. There may be items that the inspector will review which are associated with the City Ordinances and adopted codes and do not appear on this list. For complete information please refer to the City of Spring Valley Code of Ordinances, International Property Maintenance Code, and adopted Building Codes.