



City of Zion Building Department
Rental Inspection Check List
 2828 Sheridan Road
 Zion IL 60099
 Phone: 847-746-4018

Reference code
 IMPC 2015
 ZMC & IRC

Address: _____ Apt # _____

Fee paid: YES NO

Owner/ Property Management name: _____ Phone # _____

Inspector Name: _____ Date: ___/___/___ Time: ___:___ AM PM

Re inspection date (If Needed) Date: ___/___/___ Time: ___:___ AM PM

X=REQUIRED

Living Room/Dining	X	Bedroom(s)	X	Apartment Complex (Interior checklist also applies)	X
Light fixtures in good repair including switch 604.3		Light fixtures in good repair including switch 604.3		Hallway and Stairs	
Electrical outlets in good repair 605.2		Electrical outlets in good repair and working 605.2		Exit signs visible & Maintained	
Smoke Detectors present and operable 704.1 and 404.4.5		CO Detectors present and operable within 15 foot of bedroom		Stairs and Hallways have unobstructed path of travel 702.1	
Kitchen		Bedrooms in Sanitary Condition 304.1		All egress doors readily operable from egress side 702.3	
Sink/Faucets in good repair and draining properly 504.1 and 506.2		Smoke Detectors present and operable 704.1 and 404.4.5		All common halls/stairs lit at all times with 60 watt bulb for every 200 sq. ft. 402.2	
Hot water available and adequate pressure 505.1 and 505.3		No Insects/rodents present 306.1 and 302.5		Apartment numbers provided on each door 303.3	
Light Fixtures in good repair including switch 604.3		Basement & Habitable Space		Light fixtures in good repair 604.3	
Wall outlets/GFCI operable 605.2		Handrails and Guards 305.5		Areas in sanitary condition 304.1 No insects/rodents present 306.1 & 302.5	
Ventilation adequate/operable 403.1		Electrical outlets/lighting/wiring in good repair		Exterior	
CO Detectors present and operable where gas service is present		No standing water/and basement in sanitary condition No insects/rodents present 306.1 & 302.5		Display 3 inch numbers on House or Apartment Buildings (Exterior only) ZMC Sec. 10-154	
Appliances in good repair and working 603.1		No fire/safety hazards including water heater or fumace areas		Insect Screens 304.14	
Kitchen in Sanitary Condition 304.1 No Insect/rodents present 306.1 and 302.5		Smoke Detectors present and operable 704.1 and 404.4.5		Acknowledgement	
Bathroom		CO Detectors present and operable where gas service is present		<p>By signing below I am acknowledging that I have received a copy of this Rental Housing and Certification inspection checklist. I also understand that all required repairs are to be made within the time given by the inspector. This is to ensure the Life/Health/Safety of the property is in full compliance to the current codes. I also understand that Permits must be obtained for any work that is required per the City of Zion Building department regulations.</p> <p>Signature: _____</p> <p>Date: ___/___/___</p> <p>Inspector: _____</p> <p>PASS _____ FAIL _____</p> <p>NOTES: _____</p> <p>NOTES: _____</p>	
Toilet/Sink in working Order 504.1		Means of Egress 702 (This will also require all windows to be operable in every dwelling unit)			
Bathtub/Shower in working order and in good repair 504.1		Stairs and walk in surfaces maintained in sound condition 305.4			
Hot water available and adequate pressure 505.1 and 505.3		Illegal living space (Non-Conforming structure) ZMC- 102-206			
All drains working properly 506.2		Other			
Light fixtures in good repair including switch 604.3		Hallway lighting/etc. acceptable 402.3			
GFCI in place and working properly 605.2		HVAC operable and in good repair 602			
Bathroom in Sanitary Condition 304.1 No insects/rodents present 306.1 and 302.5		Laundry Area			
Bathroom Ventilation 403.2 (Exhaust fan must be installed if no window with in location of bathroom area)		GFCI installed and operable 605.2			
Windows		Dryer exhaust independent of others and in good condition 403.5(Exhausted out of the structure)			
Windows, skylights & door Frames 304.13.2		Adequate light available 402.3			
		Area in sanitary condition 304.1 No insects/rodents visible 306.1 and 302.5			

Any person affected by an inspection report has the right to appeal the order. An appeal must be submitted in writing within fourteen (14) days. The appeal shall be submitted to Planning and Zoning Commission City of Zion 2828 Sheridan Road Zion, IL 60099