

# VILLAGE OF RANTOUL

## Housing Code Pre-Inspection Checklist

### INTERIOR

#### Smoke/Carbon Monoxide (CO) Alarms

- Are required smoke alarms installed and working and located in all sleeping areas or bedrooms?
- Are carbon monoxide (CO) alarms installed and working and located within 15' of sleeping areas or bedrooms?

#### Electrical

- Is electric system properly grounded?
- Are switches, outlets & fixtures working and have required cover plates?
- No oversized fuses or inappropriate use of extension cords. Is proper over current protection for service and circuit provided?
- Is electrical system deteriorated, damaged, worn or otherwise defective (open splices in wiring)?
- Are GFCI systems installed and working on outlets located within 6' of water source?

#### Heating System

- Is furnace working and properly connected to chimney...Is there proper clearance around furnace for combustion air and to prevent a fire?
- Are gas appliances properly connected to gas supply? (UL Approved Gas Line. See NICOR pamphlet)
- Is central air conditioning equipment working?

#### Plumbing (State Law)

- Are fixtures properly installed and working properly with no leaks?
- Is water pressure proper? Is hot water at 110° F? Note: ADA - 110° or tempered water)
- Is water heater vented properly and does it have pressure relief valve with galvanized or copper relief pipe to within 6 inches of floor?
- Is water supply being maintained free from contamination?
- Are all plumbing fixtures properly connected to public sewer system?
- Are required plumbing fixtures in place (bathtub or shower, lavatory, water closet

and kitchen sink)? Are they maintained in a sanitary, safe, working condition?

#### Exiting (State Law and Life Safety Code)

- Are required exit pathways open and not blocked?
- Are halls and stairways properly lighted?
- Do bedrooms have openable escape windows?
- Do doors unlock from inside without use of a key?

#### Structure/Interior Surfaces

- Are floors and floor coverings in good condition?
- Are window screens installed and in good repair?
- Are doors and door hardware in good repair?
- Do screen doors have self-closing devices?
- Are stair treads and handrails in sound repair? (**4+ steps = handrails, 30" off ground = guardrails, required rail height 34"-38" off steps.**)
- Are all interior surfaces maintained, clean and sanitary?
- Is peeling paint, loose plaster, decayed wood or other defective surfaces present?

#### Other

- Is building free of insects and rodents? If not, please have exterminated.
- Are tenants properly storing and regularly removing garbage and rubbish? No accumulation of junk?
- Are supplied appliances in working order?
- Are your tenant's dogs and cats registered?
- Are exterior holiday decorations removed within 60 days following holiday?
- Are clothes dryers exhaust vented to outside?
- Do bathrooms have operable window in lieu of exhaust fan vented to outside?

**Please see Attached Exhibit A for Inspector's Tool to Determine Minimal Habitable Space Requirements.**

## EXTERIOR

### Chimney

- Is chimney in sound condition?

### Roof

- Is roof in good condition and free of leaks?

### Rain Gutters and Downspouts

- Do gutters or downspouts need repair?
- Is storm water running away from dwelling and not ponding on exterior sidewalk areas?

### Overhang Extensions

- Are canopies or awnings in sound condition?

### Wall/Siding/Trim

- Are all exterior walls, soffits and fascia members in sound condition? Do they need scraping and painting?

### House Numbers

- Are the house numbers clearly visible from the street? (Numbers on structures shall be displayed in such a manner as to be plainly visible from the road. Numbers shall be Arabic numerals (see attached Exhibit A) in style displayed on building fronts and shall be of a contrasting and/or reflected color to their background and shall be not less than four (4") inches in height)

### Windows/Screens/Doors and Door Frames

- Are windows, doors, frames and trim in sound condition and free of holes and cracks?
- Do window & door wood surfaces need glazing, scraping and painting?

### Building Foundation Walls and Mobile Home Skirting

- Is foundation and skirting in sound condition and free of holes and cracks?

### Walks, Steps, Driveways and Parking Areas

(Outside stairways have the same requirements as inside stairways.)

- Are they in good, safe and sound condition?

### Fences, Retaining Walls and other Structures

- Are they in sound condition or do they need scraping and painting?

### Garage and Shed

- Are garage and shed in sound condition?
- Do garage and shed roofs, doors, siding, soffits, fascia or other members need repair, replacing or scraping and painting?

### Yard Area

- Is property free of tall grass and weeds, junk, rubbish and garbage? There should be no inoperable, junk or unregistered vehicles.

### Trash Containers

- Are they covered with close fitting lids?
- Are they stored at the rear of the house, not in front or side yard areas?
- Are containers placed on curb and removed in a timely manner? (6 p.m. night before pick-up; removed by 10 a.m. day following pick-up)

## ADDITIONAL STANDARDS FOR MOBILE HOME INSPECTIONS

- The Mobile Home Park where the mobile home is to be placed or located must have a valid and current license from the Village of Rantoul.
- Mobile homes are to have operating smoke and carbon monoxide detectors within 15 feet of every room used for sleeping purposes.
- There should be a fire extinguisher in each mobile home of at least ten pounds (ABC type fire extinguisher) and it should be in working order and easily accessible from the interior of the mobile home.
- Mobile home shall be maintained to the Village of Rantoul's Property Maintenance Code.
- All water service connections to the mobile home shall be installed by a licensed plumber and shall be properly maintained to Village Code.

- All sewer connections to the mobile home shall be installed by a licensed plumber and shall be properly maintained to Village Code.
- All electrical service and outlet connections to the mobile home shall be installed by a licensed electrician and shall be properly maintained to Village Code.
- All natural gas connections to the mobile home from a public natural gas distribution system shall be installed by a licensed mechanical contractor and shall be properly maintained to Village Code.
- All heating, ventilating, air-conditioning or refrigeration equipment shall be installed by a licensed mechanical contractor and shall be properly maintained to Village Code **(NOTE: No LPG Fuel oil, other flammable liquid or gas is permitted as a fuel supply for heating or cooking in any mobile home)**
- Skirting around the foundation of a mobile home is required per Village Code.
- Skirting material shall have a flame spread rating of 200 or less and shall be treated against bug infestation or be made of an approved non-cellulose base material.

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**For More Information:**

**If Rental Property, Call:**  
217.892.6804

**If Owner Occupied Mobile Home, Call:**  
217.892-6804

**OR** visit the Department of Building Safety webpage at:

[www.myrantoul.com/inspections/buildingsafety](http://www.myrantoul.com/inspections/buildingsafety)

\*\*\*\*\* **REMEMBER** \*\*\*\*\*

- **All work except minor repairs must be done with a permit.**
- **A licensed contractor with permits should do all electrical, heating, air-conditioning and plumbing.**
- **Applications for permits can be obtained through:**

**Building Safety Department  
Village of Rantoul Municipal Building  
333 S. Tanner St.  
Rantoul, IL 61866  
217.892-6826**

## EXHIBIT A

### Minimum Habitable Space Requirements

Space	Area in Square Feet		
	1-2 occupants	3-5 occupants	6 or more
Living Room	No requirements	120	150
Dining room	No requirements	80	100
Kitchen	50	50	60
Bedroom – See Below or call the Building Safety Department at 217/892-6826 for more detailed information			
<ul style="list-style-type: none"><li>• Bedrooms for one person must be a minimum of 70 sq. feet</li><li>• Bedrooms for two or more persons must be a minimum of 50 sq. feet per person</li><li>• Property zoned single family may not have apartments added</li><li>• Apartments may not be established in the basement or attic of any single family residence</li></ul>			

# Arabic Numerals

(For Address # display; cannot be less than 4-inches in height)

**1      2      3      4      5**

**6      7      8      9      0**

