

Pre-Inspection Checklist for Landlords
Village of Rantoul, Division of Rental Inspections
333 S. Tanner St., Rantoul, IL 61866, 217.892.6501, ext 6804

INTERIOR

Smoke/Carbon Monoxide (CO) Alarms (State Law)

- Are required smoke & 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)?

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 minimum 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 reverse side for Minimal Habitable Space Requirements.

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
<p>Bedroom – See Below or call the Division of Rental Inspections at 217.892.6501 for more detailed information.</p> <ul style="list-style-type: none">• Bedrooms for one person must be a minimum of 70 sq. feet (7'x10').• Bedrooms for two or more persons must be a minimum of 50 sq. feet per person.• Property zoned single family may not have apartments added.• Apartments may not be established in the basement or attic of any single family residence.			

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?

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?

Foundation Walls

- Is foundation 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/Recycle 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 they properly marked as a recyclable container?
- 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)

For More Information or Specific Questions About Your Property:

Call: 217.892.6501, ext 6804 or visit the Division of Rental Inspections webpage.

www.myrantoul.com/rental

REMEMBER:

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

**Building Inspection Department
Village of Rantoul Municipal Building
333 S. Tanner St.
Rantoul, IL 61866
217.892.6501**