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INSPECTION REPORT FOR SALE OF PROPERTY

*ALL WATER HEATERS INSIDE A UNIT MUST BE SET INSIDE A GALVANIZED METAL PAN AND THE 3/4" PRESSURE RELEASE VALVE METALLIC DRAINPIPE MUST DRAIN INTO THE METAL PAN. THE PAN MUST DRAIN INTO A SEWER.

*ALL KITCHEN CABINET DOORS AND DRAWERS MUST BE IN GOOD WORKING ORDER WITH PROPER HARDWARE AND DOOR CATCHES. **HIGHLY RECOMMEND REPLACING ALL KITCHEN CABINETS AND COUNTER TOPS.**

*ALL EGRESS/INTERIOR DOORS AND DOOR JAMBS MUST BE IN GOOD WORKING ORDER WITH PROPER HARDWARE (KNOBS, DEADBOLTS, HINGES, STRIKE PLATES, DOORSTOPS, FLOOR GUIDES, WEATHERSTRIPPING AND THRESHOLDS) AS NEEDED.

*ALL WINDOWS MUST BE IN GOOD WORKING ORDER WITH LOCKING DEVICE, WEATHER RESISTANT AND PROPERLY GLAZED IF NECESSARY.

ALL BATHTUB WALL TILE MUST BE GROUTED AND CAULKED TO TUB/CAULK INSIDE CORNERS AND CAULK HANDLESETS-AND SPIGOT TRIM PLATES TO TILE.

Unit 1

1. Install GFCI outlet right of kitchen sink
2. Repair bathroom flooring
3. Repair bathroom wall tile
4. Caulk bathroom vanity to wall
5. Replace flex pipe on water heater with solid metallic pipe
6. Repair and paint bedroom walls and ceiling
7. Replace existing light fixture with a globe covered fixture in bedroom closet

Unit 2

1. Repair flooring in kitchen
2. Replace missing knob on stove
3. Repair wall right of egress door at floor
4. Repair walls and ceiling and paint bathroom
5. Replace damaged wall tile in bathtub
6. Replace window trim in bathroom
7. Remove all bathroom flooring layers to original sub-floor and replace damaged sub-flooring/framing. Install new flooring
8. Replace flex pipe with solid metallic pipe and install metallic drainpipe on water heater

9. Install closet doors in bedroom
10. Replace existing light fixture with a globe covered fixture in bedroom closet
11. Replace exterior trim on egress door, caulk, and paint

Unit 3

1. Replace kitchen sink drain flex pipe with solid drainpipe
2. Repair bathroom flooring
3. Remove plastic shower liner (not to be installed over tile)
4. Replace GFCI outlet in bathroom (not working properly)
5. Replace flex drainpipe with solid drainpipe in bathroom vanity
6. Install metallic drainpipe on water heater
7. Replace exterior trim on egress door, caulk, and paint

Unit 4

1. Repair kitchen sink faucet (not working properly)
2. Repair walls and ceilings and paint thru-out entire unit
3. Repair or replace all doors thru-out entire unit (damaged or not working properly)
4. Replace water damaged carpet thru-out entire unit
5. Remove all bathroom flooring layers to original sub-floor and replace damaged sub-flooring/framing. Install new flooring
6. Attach bathroom vanity to wall and caulk vanity top to wall
7. Repair bathroom sink faucet (not working)
8. Replace bathroom vanity flex drainpipe with solid drainpipe
9. Remove and replace damaged tub tile
10. Bedroom closet doors need floor guides installed
11. Repair or replace water heater (not working)
12. Replace damaged glass block window
13. Replace damaged egress door and jamb

Unit 5

1. Repair kitchen flooring
2. Remove plastic shower liner (not to be installed over tile)
3. Remove all bathroom flooring layers to original sub-floor and replace damaged subfloor/framing
4. Replace damaged wall tile at bathroom vanity
5. Repair open wires at bathroom GFCI
6. Repair bedroom window
7. Replace flex pipe with solid metallic pipe and install metallic drainpipe on water heater
8. Repair walls and ceilings and paint entire unit
9. Replace egress door jamb

Unit 6

1. Repair kitchen faucet (not working properly)
2. Repair kitchen flooring
3. Repair heat diffuser in kitchen
4. Stove top burners not working properly
5. Replace damaged bathroom vanity
6. Replace damaged toilet paper holder
7. Replace GFCI

8. Replace existing light fixture with a globe covered fixture in both bedroom closets
9. Install missing closet doors with hardware in both bedrooms
10. Replace damaged bedroom entry door
11. Repair walls and ceilings and paint entire unit
12. Remove flex pipe and replace with solid metallic pipe on water heater
13. Install metallic drainpipe on water heater
14. Egress door jamb needs repair and install weather stripping

Unit 7

1. Repair bath wall tile and caulk
2. Repair bathroom flooring
3. Repair walls and ceilings thru-out entire unit, and paint
4. Repair broken window in bedroom
5. Install hardware and floor guides on bedroom closet door
6. Repair kitchen floor

Unit 8

1. Repair bath wall tile and caulk
2. Acoustical ceilings not installed properly
3. Walls and ceilings need minor repair and paint
4. Water heater drainpipe must be installed properly

Unit 9

1. Replace damaged egress door and jamb
2. Water heater needs metallic drainpipe
3. Repair bath wall tile and caulk
4. Install missing bedroom closet doors with hardware and floor guides
5. Repair walls and ceilings and paint entire unit
6. Repair kitchen floor

Unit 10

1. Kitchen faucet has no water pressure
2. Replace existing light fixtures with a globe covered fixtures in all closets
3. Bedroom closet door is not working properly
4. Water heater needs a metallic drainpipe
5. Repair sub-floor at toilet
6. Repair flooring in bathroom
7. Repair bath wall tile and caulk
8. Attach bathroom sink to vanity and caulk top to wall
9. Walls and ceilings need minor repairs and paint

Unit 11

1. Label egress door
2. Replace damaged egress door jamb
3. Acoustical ceilings not installed properly
4. Light fixtures in acoustical ceilings not properly installed
5. Repair walls and ceilings and paint entire unit
6. Remove flex pipe and replace with solid metallic pipe on water heater
7. Water heater needs a metallic drainpipe

8. Replace all damaged doors
9. Replace existing light fixtures with a globe covered fixture in bedroom closets
10. Repair bathroom floor
11. Attach vanity to wall and caulk top to wall
12. Replace flex drainpipe with solid drainpipe in bathroom vanity
13. Remove wood from shower and replace with proper material

Unit 12

1. Label egress door
2. Light fixture in acoustical ceiling not installed properly
3. Install braided stainless steel water feed hoses at kitchen sink
4. Repair kitchen floor
5. Repair walls and ceilings and paint entire unit
6. Replace damaged egress door jamb

Unit 14

1. Repair kitchen floor
2. Replace flex drainpipe with solid drainpipe in kitchen
3. Replace all damaged doors and jambs thru-out entire unit
4. Caulk wall tile to tub and all inside corners
5. Repair bathroom floor
6. Attach bathroom vanity to wall and caulk top to wall
7. Repair damaged egress door jamb

Laundry Room

1. Close off open electrical boxes
2. Replace existing electrical outlets with GFCI protected outlets
3. Dryer vent pipe must be a solid, smooth, metallic vent pipe
4. Repair all holes in ceiling with 5/8" Type-X drywall and fire taped, ensure all perforations are sealed with fire resistant material
5. Water heater needs a metallic drainpipe

Storage Closet (outside of laundry room)

1. Replace or repair door to open and lock properly (could not enter to inspect)

Exterior

1. Paint all exposed and peeling painted wood trim
2. All windows need proper glazing (not caulk)
3. Repair and paint ceiling at 2nd fl. walkway (must use exterior grade fasteners)
4. Numerous egress doors need paint, weather stripping and thresholds
5. Guard rails at 2nd fl. walkway must be a minimum height of 36" from floor
6. Replace temporary column under beam with a permanent column at 2nd fl. (will need stamped drawings from an architect/structural engineer)
7. Install vent covers at dryer vents
8. Replace crawl space vents
9. Ensure 1st fl. sub-floor framing is properly insulated in crawl space
10. Repair any damaged or install any missing window screens

Note(s):

- Annual Building Registration is required annually. Notices are sent annually
- Need certifications for all fireplaces, furnaces, water heaters, boilers, and roof. Boilers require certification from State Fire Marshall.
- Permits required for all work to be done.
- Licensed and registered contractors required for permitted work to be done.



Marc Shulga
Building Inspector