

CITY OF CHICAGO HEIGHTS

Department of Code Enforcement

July 14, 2026

[REDACTED]

[REDACTED]

CHICAGO HEIGHTS, IL 60411-3228

RE: Property Inspection Results for [REDACTED]

Dear Property Owner/Occupant,

This letter is to inform you that a property inspection was conducted at the above-referenced address on July 14, 2026. The inspection was performed to ensure compliance with applicable building, safety, and property maintenance codes.

Inspection Result - For Sale Inspection

Disapproved

Comments:

VACUUM BREAKER [EXTERIOR] ALL OUTSIDE WATER VALVES/FAUCETS/SPIGOTS MUST HAVE VACUUM BREAKER

GFI WALL RECEPTACLES [BASEMENT ELECTRICAL] ALL RECEPTACLES SHALL BE G.F.I. PROTECTED UNLESS DEDICATED FOR EQUIPMENT IRC-E3909.1/E3909.4
INSPECTOR COMMENTS: IN CONCRETE FLOOR AREAS.

DEDICATED RECEPTACLE [GARAGE/ACCESSORY STRUCTURE] ALL RECEPTACLES, EXCEPT DEDICATED FOR OPENER, SHALL BE G.F.I. PROTECTED NEC-210-8

NO SLEEPING QUARTERS [BASEMENT STRUCTURAL] BASEMENT CANNOT BE USED AS LIVING OR SLEEPING QUARTERS IRC310

CABINET GROUNDING CABINET MUST BE GROUNDED WITHIN 10 FEET OF CITY WATER SUPPLY AND BONDED - NEC 2008-250.52

INCORRECT WIRING RECEPTACLES CHECK ALL RECEPTACLES THROUGH-OUT STRUCTURE FOR INCORRECT WIRING & INSTALLATION. 605.1

SANITIZE BASEMENT FLOOR [BASEMENT STRUCTURAL] CLEAN & SANITIZE BASEMENT FLOOR 305.1

BASEMENT PLUMBING DRAIN LEAK AROUND TOILET DRAIN.

BASEMENT ELECTRICAL ELIMINATE BX IN BASEMENT THAT IS EXPOSED.

FOUNDATION [BASEMENT STRUCTURAL] FOUNDATION WALLS SHALL BE FREE FROM CRACKS / HOLES / LEAKS. 304.5

INSPECTOR COMMENTS: NEED COMPANY TO INSPECT CRACKS ALONG SOUTH SIDE OF BUILDING AND ESTIMATE REPAIRS.

GAS PIPE BONDED [BASEMENT ELECTRICAL] GAS PIPE MUST BE BONDED AND ACCESSIBLE NEC2008-250.104(3)(B)

FURNACE CLEANED/CHECKED [BASEMENT ELECTRICAL] HAVE FURNACE CLEANED AND CHECKED BY A CERTIFIED H.V.A.C CONTRACTOR / INSTALL DRIP LEG 603.1 (COPY OF RECEIPT REQUIRED IS REQUIRED BY LICENSED AND REGISTERED CONTRACTOR W/THE CITY OF CHGO. HTS)

IDENTIFY CIRCUITS IDENTIFY ALL CIRCUITS IN ELECTRICAL CABINET IRC-E 3407.4.1

INSTALL/REPAIR ENTRY DOOR/LOCK/HARDWARE [EXTERIOR] INSTALL / REPAIR---FRONT---ENTRY DOOR / LOCK / HARDWARE Single-Cylinder Deadbolt 304.15 / 304.18.1

NEW GFI RECEPTACLE [BATHROOM ELECTRICAL] INSTALL A NEW G.F.I. TYPE RECEPTACLE AND DISCONNECT EXISTING RECEPTACLE ON MEDICINE CABINET OR OTHER NEC210-8

INSPECTOR COMMENTS: BASEMENT BATHROOM

DEDICATED RECEPTACLE - GARAGE DOOR INSTALL A SINGLE DEDICATED RECEPTACLE FOR GARAGE DOOR OPENER. NEC-210-8

SUMP PUMP [BASEMENT ELECTRICAL] INSTALL A SINGLE DEDICATED RECEPTACLE FOR SUMP PUMP IRC-E3909.1/E3909.4

LIGHT FIXTURE - SERVICE DOOR [GARAGE/ACCESSORY STRUCTURE] INSTALL SWITCHED LIGHT FIXTURE AT SERVICE DOOR NEC210.70(2b)

METAL WATER PIPING [BASEMENT ELECTRICAL] METAL WATER PIPING SYSTEM SHOULD BE BONDED AND ACCESSIBLE NEC2008-250.104 (A)(1)

GROUNDING METER METER MUST BE GROUNDED NEC-2008 250.24 (A1)

INSPECTOR COMMENTS: CONTRACTOR NEED TO PULL PERMIT FOR METER GROUND AND PANEL THAT WAS CHANGED AND BRING UP TO CODE IF NEEDED.

WATERMETER NEED ACCESS TO SERVICE WATERMETER, AND ADD JUMPER AROUND METER.

BASEMENT PLUMBING NEED PLUMBING INSPECTION FOR BASEMENT BATH AND EJECTOR PIT VIOLATIONS.

CONCRETE FLOOR [GARAGE/ACCESSORY STRUCTURE] PATCH CRACKS IN CONCRETE FLOOR. 302.7

CEILING LIGHTS [BASEMENT ELECTRICAL] REPAIR / REPLACE ANY NON WORKING LIGHTS 605.1

DOORS/HARDWARE [BATHROOM STRUCTURAL] REPAIR / REPLACE DAMAGED DOOR HARDWARE LATCH 305.6

INSPECTOR COMMENTS: NEEDS TO CLOSE AND LATCH.

NON-WORKING DOORS/HARDWARE [BEDROOM STRUCTURAL] REPAIR / REPLACE NON WORKING / /DAMAGED DOORS / HARDWARE 305.6

INSPECTOR COMMENTS: CLOSE AND LATCH.

OPEN ELECTRICAL [BASEMENT ELECTRICAL] REPAIR ALL OPEN ELECTRICAL WIRING

GARAGE REPAIR ALL OPENING TO MAKE GARAGE WEATHERTIGHT. NEED TO PULL PERMIT FOR NEW ROOF.

DAMAGED FENCE [EXTERIOR] REPLACE / REPAIR / REMOVE DETERIORATED / DAMAGED FENCE / GATE 302.7

2 PRONG RECEPTACLES REPLACE ALL 2 PRONG RECEPTACLES WITH 3 PRONG GROUNDED TYPE. (Except where GFI's are required) NEC 390-2

WALL DEVICES/RECEPTACLES/COVER PLATES [BEDROOM ELECTRICAL] REPLACE FAULTY / BROKEN / MISSING WALL DEVICES - SWITCHES / RECEPTACLES / COVER PLATES 605.1

WALL DEVICES [BASEMENT ELECTRICAL] REPLACE FAULTY / BROKEN / MISSING WALL DEVICES - SWITCHES / RECEPTACLES / COVER PLATES 605.1

WOOD,FASCIA,SIDING, ALUMINUM [GARAGE/ACCESSORY STRUCTURE] REPLACE ROTTED WOOD / DAMAGED OR MISSING - FASCIA / SOFFIT / SIDING / ALUMINUM 302.7 / 304.6

EXTERIOR PAINT [GARAGE/ACCESSORY STRUCTURE] SCRAP & PAINT EXT. WOOD / DOOR / WINDOW FRAMES / FASCIA-SOFFIT / GUTTERS / DOWNSPOUTS 304.2

SMOKE ALARMS [BEDROOM ELECTRICAL] SMOKE ALARM -- REQUIRED AND WORKING IN ALL SLEEPING ROOMS. 704.2 (ICC)

INSPECTOR COMMENTS: ALL NEED TO BE 10 YEAR SEALED BATTERY.

Re-Inspection Requirement

If the property has **failed** inspection, all listed violations must be corrected. Once corrections have been completed, the property owner or authorized representative must contact the City of Chicago Heights to schedule a re-inspection. Please note, an Occupancy Certificate will not be issued until all violations have been remedied and the property has passed re-inspection.

Failure to complete repairs and obtain re-inspection approval may result in enforcement action, fines, or other penalties as permitted by law.

Contact Information

To schedule a re-inspection, for questions regarding this notice or to obtain a copy of your inspection report, please contact our department through the BS&A online portal, by phone or email:

Phone: 708-756-5328

Email: permits@chicagoheights.net

Inspector Information

Inspector Name: Larry Disterheft