



VILLAGE OF RIVER GROVE

DAVID B. GUERIN, PRESIDENT

2621 THATCHER AVE, RIVER GROVE IL 60171

BUILDING DEPARTMENT

PHONE 708-453-8007 FAX 708-453-1337

CONDOMINIUM

PROPERTY TRANSFER INSPECTION APPLICATION INSTRUCTIONS

1. Complete top portion of Transfer Application
2. Sign Transfer Application (Owner or Authorized Party)
3. Pay Inspection Fee- **\$100**
4. Schedule Inspection - call Building Department 708-453-8007
5. Once Report is generated from Building Department, seller has 2 Options:

OPTION 1

OPTION 2

Seller Taking Responsibility for Repairs	Buyer Taking Responsibility for Repairs**
Complete Repairs	Complete Occupancy Form
Call for re-inspection prior to closing	Deliver required escrow fee prior to closing
	Certified Funds or Cash/No Personal Checks
	**Repairs to be completed within 60 days

PRIOR TO CLOSING DATE

THE FOLLOWING MUST BE RECEIVED IN ORDER TO PICK UP TRANSFER STAMP:

1. New Property Owner Form Completed in Full – MUST BE ORIGINAL SIGNATURE –
Provided by buyer
2. Copy of Illinois Real Estate Transfer Declaration (PTAX) – **Provided by Sellers Attorney**
3. Copy of Transaction Form (Warranty Feed, Deed in Trust, Assignment of Beneficial Interest, etc.) – **Provided by Sellers Attorney**

Please note: If the procedures outlined above are not followed it may result in a delay in closing. The Village of River Grove is not responsible for any delay in closing if procedures are not followed.

**CONTACT THE BUILDING DEPARTMENT WITH ANY QUESTIONS AT 708-453-8007 OR
EMAIL US AT BUILDINGDEPT@RIVERGROVEIL.GOV**

REPORT#PI21 - _____ STAMP# _____
CONDO REAL ESTATE TRANSFER
APPLICATION & INSPECTION FORM
VILLAGE OF RIVER GROVE
DAVID B. GUERIN, PRESIDENT

BY _____
 ISSUED DATE/BY _____
 RECEIVED BY _____
 PRINT NAME _____

Owner: _____

Owner's Address: _____

Owner's Phone #: _____

Building Address: _____ Unit #: _____

Inspection Date & Time: _____ Re-inspection Date & Time: _____

Email: _____ PIN: _____

I hereby authorize the Village of River Grove's Building Department to make an on-site inspection of the building/premises located at the address indicated at the top of the form.

Owner/Authorized Agent Signature: _____ Date: _____

OFFICE USE ONLY

- | YES | NO | |
|-------|-------|---|
| _____ | _____ | 1. Is address displayed to properly identify residence for emergency vehicles? (PM 303.3) |
| _____ | _____ | 2. Is the foundation structurally sound? (PM 303.4, 303.5) |
| _____ | _____ | 3. Are exterior surfaces provided with protective treatment and/or maintained free from holes, loose or rotting boards which might admit rain or dampness to the interior? (PM 303.2, 303.6, 303.8) |
| _____ | _____ | 4. Is the roof structurally sound and free of defects which might admit rain or dampness to the interior? (PM 303.7, 303.11) |
| _____ | _____ | 5. Are exterior stairs, porches and sidewalks maintained free of safety hazards and safe for entering and exiting? (PM 303.3, PM 303.10, 303.11, 303.12) |
| _____ | _____ | 6. If the residence has a fence, is it legal and in good repair? (VC 9-18-1) |
| _____ | _____ | 7. Do doors allow unobstructed exiting? (PM 303.13) Dead bolt locks, thumb turn only. (PM 702.3) |
| _____ | _____ | 8. Is the residence free of unsafe or broken windows? (PM 303.13) |
| _____ | _____ | 9. Does the residence comply with applicable zoning regulations regarding use, i.e. single-family, multi-family? (VC 6-3-1) What is the current zoning classification? _____ |
| _____ | _____ | 10. Are doors, floors, walls, cabinets and ceilings maintained in good condition? (PM 304.3) |
| _____ | _____ | 11. Are all rooms provided with adequate light (natural or artificial) and ventilation (natural or mechanical)? (PM 403.1, 404.2) |
| _____ | _____ | 12. Is the residence free of an infestation of rodents or insects? (PM 306.1) |
| _____ | _____ | 13. Are interior stairs and railings free of safety hazards and safe for entering and exiting? (PM 305.5) |
| _____ | _____ | 14. Are all sinks, lavatories, bathtubs, and showers supplied with running water and maintained in a usable condition? (PM 403.2, 505.1) |
| _____ | _____ | 15. Does the building and garage have gutters and do they properly discharge into yard? (VC 7-6-84) |
| _____ | _____ | 16. Are all closet fixtures (incandescent or fluorescent) completely enclosed? |

- ___ 17. Does the residence have electrical panel(s), and all exposed wiring installed and maintained in a safe manner? (PM 604.1, 604.2, 604.3). Also, does the residence have 100AMP service, and GFI receptacles installed within six feet of all water faucets and fixtures and/or areas exposed to weather?
- ___ 18. Is gas supply free from leaks?
- ___ 19. Does each level of the dwelling unit have properly located and operating smoke detectors (907.2.10 IFC) and carbon monoxide detectors? (Public Act 094- 0741)
- ___ 20. Is the heating unit and hot water heater properly installed and in working condition? (PM 603.1)
- ___ 21. Is the residence free of inside or outside storage which could promote a health, fire, or safety problem? (PM 305.1)
- ___ 21. If a residence has a below grade sleeping room, does it satisfy exiting, emergency exiting, and ventilation requirements? (PM 702.4)
- ___ 22. Does the residence comply with all occupancy limitations regarding privacy, access, overcrowding, etc. (PM 403.1, 404.4, 404.4.1, 404.4.2, and 404.4.3, 404.4.5, 404.5, 404.5.1, 404.5.2)
- ___ 23. Has final water reading been taken for residence and has bill been paid?

ADDITIONAL REMARKS: **SEE ATTACHED INSPECTION REPORT** _____

THOSE ITEMS CHECKED "NO" ARE VIOLATIONS OF RIVER GROVE'S ADOPTED CODE AND/OR ITS PROPERTY MAINTENANCE CODE.

IT IS THE OBLIGATION OF THE PRESENT OWNER TO ENSURE THAT A COPY OF THIS REPORT IS PROVIDED TO THE NEW RECORDED OWNER

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE, TRANSFER THE PROPERTY OR APPLY FOR AN EXTENSION WITHIN 90 DAYS FROM THE DATE OF THIS ORDER. AN APPEAL FROM THIS ORDER MAY BE MADE WITHIN 10 DAYS FROM THE DATE OF SERVICE. DIRECT SUCH APPEAL FOR A HEARING BEFORE THE RIVER GROVE BUILDING COMMISSIONER IN WRITING, 2621 THATCHER AVE., RIVER GROVE, ILLINOIS 60171.

DISCLAIMER --- PLEASE READ CAREFULLY BEFORE SIGNING

THE VILLAGE DOES NOT WARRANT THE CONDITION OF ANY PROPERTY INSPECTED AND SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS ARISING OUT OF THE PROPERTY OR THE CONDITION THEREOF. THE VILLAGE DOES NOT WARRANT THAT ALL DEFICIENCIES ARE LISTED IN THE "CERTIFICATE OF OCCUPANCY" OR BY ISSUANCE OF AN INSPECTION STAMP; AND IT DOES NOT WARRANT ANYTHING AS TO THE CONDITION OF THE PROPERTY OR THE LIABILITY THEREOF.

Signature of Inspector: _____ Date: _____