



Village of Berkeley

5819 Electric Avenue, Berkeley, Illinois 60163

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PRE-SALE INSPECTION

*Please note this information is guideline and informative only, additional requirements may be required depending on specific condition of dwelling. Following items are common issues needed to comply with inspection process and not all inclusive.

1. Battery operated smoke detectors are required in each bedroom, outside bedrooms and on each additional story.
2. Battery operated carbon monoxide detectors are required within 15' of all bedrooms or sleeping areas.
3. All outlets must be wired correctly and be three-prong, GFI protection is required for outlets in following locations: exterior, garage, kitchen counter/island, bathrooms and within 6' of sinks.
4. Visible BX or Romex wiring must be replaced with ½" conduit minimum.
5. Vacuum breakers (backflow preventers) are required on laundry or exterior faucets that do not have pressure caps.
6. All chipped paint/rust must be eliminated on exterior surfaces.
7. Any fence or deck must be in good condition.
8. Yard must be clear of debris/garbage.
9. Address must be numeric and visible from right of way. If alley access, address shall be visible on garage.
10. Roof/chimney/brick work/gutters/siding, flashing, sidewalks and steps must be in good condition.
11. Minimum electric service is 100 amp with breakers, label breakers at panel.
12. Driveway must be free of damage.
13. Utilities (gas/electric/water) must be live to verify operable components.
14. All interior surfaces must free from damage and defects.
15. All light switch and outlet plates must be installed.
16. No interior key locks on doors are permitted.
17. Screens must be installed and damage free.
18. Kitchens in basements must be in safe condition.
19. Garage door sensors (eyes) must be lined up and operable.
20. Water heater supply lines must be copper (flex lines not permitted), galvanized relief pipe minimum 6" off ground is required (pvc not permitted).
21. Furnace and water heater must be vented properly.
22. Homes protected with fire sprinklers to be inspected by Fire Inspector to ensure water supply, local alarm operation and backflow protection.
23. Bedrooms/sleeping rooms must have proper window facing outside, if below grade, must satisfy exiting, escape opening and ventilation requirements. No un-permitted basement bedrooms.

Contact Village to schedule inspections or for specific questions regarding pre-sale inspections and processes.

Inspections are completed on Monday/Wednesday/Friday between 8am-12pm. Individuals are not required to be on site for inspection, lock box codes are acceptable for entrance.