

Inspection of Residential Real Property

Village of Forest View Building Department

4-12-1: PURPOSE:

This chapter is enacted to:

- (A) Prevent the deterioration of all existing residential structures within the corporate limits of the Village;
- (B) Protect the general public from possible endangerment to its health, safety and welfare when occupying structures; and
- (C) Preserve the integrity of the Village's neighborhoods and the consequent burden on the taxpayers due to tax revenue loss caused by neighborhood blight. (Ord. 22-28, 10-11-2022)

Frequently Asked Questions

1) Am I required to schedule a building inspection before I sell my house?

Answer: Yes, the Village of Forest View requires an inspection of residential properties prior to the transfer or sale of your property. This can be scheduled by calling village hall at 708-788-3429.

2) How much does the inspection cost?

Answer: The inspection cost is \$25 plus an additional \$25 for each additional apartment.

3) How long is the residential property inspection good for?

Answer: The inspection is good for 6 months from the date of inspection.

4) What items will be inspected?

Answer: The inspection will cover basic life, fire, and electrical safety requirements, property maintenance conditions, compliance with village zoning laws and ordinances.

5) Do I have to make all repairs before I sell my property?

Answer: Any violations found during the inspection can be repaired and re-inspected prior to sale OR the seller may sell the property in "as-is" condition.

6) What is required to sell my property in "as-is" condition?

Answer: The Village of Forest View will require the purchaser(s) of the property to sign an affidavit assuming responsibility of repairs.

7) How long will the buyer have to complete the repairs?

Answer: The buyer will have 4 months to complete basic repairs, any conditions determined by the Building Commissioner to be an immediate life, fire, or electrical safety hazard MUST be completed prior to occupancy.

7) Will I need permits to complete any repairs found during inspection?

Answer: Some, but not all, violations will require permits to correct. The list will provide information on whether or not a permit is required to complete repair.

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Building Commissioner

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