



AFFIDAVIT

I certify that I John & Jane Smith (printed name of buyer) have reviewed the following list of building and property maintenance code violations pertaining to the property located at 123 Main Street and agree to abate each violation.

I understand that various permits will be necessary to complete the work specified in this affidavit and that I must contact the Romeoville Building Department prior to starting any work. Furthermore, many items may require the work of a registered, bonded and insured contractor with the Village of Romeoville. I also understand that I shall obtain the necessary permits to abate these violations on or before 30 days from closing.

Each violation will be then be abated as outlined by the Building Division guidelines in reference to contractor and work requirements as outlined below. In addition, the following Codes and local amendments will be referenced for all repairs:

- 2009 International Building Code
- 2009 International Mechanical Code
- 2009 International Residential Code
- 2011 National Electrical Code
- 2009 International Fire Code
- 2004 State of Illinois Plumbing Code
- 2012 International Energy Code
- 2009 International Conservation Code
- 2009 International Property Maintenance Code
- 2009 International Fuel Gas Code
- Ch. 150 of the Romeoville Code of Ordinances

I also understand that other permits not associated directly with these affidavit items will not be issued until the affidavit permit has been completed and a Certificate of Completion/ Occupancy received.

October 14, 2013
Original Inspection Date

HOME IS UNINHABITABLE

Violations – PERMITS REQUIRED FOR ALL WORK & LICENSED CONTRACTOR MAY BE NECESSARY.

Building

1. Repair wall behind stove and microwave.
2. New kitchen window installed but not properly sealed from outside.
3. Complete removal of basement – started demolition but not finished
4. Remove ceramic tile on basement stairs. Treads and risers are non-compliant, nosing's have been removed. Replace stairs.

5. Repair floor joists notched for BX cable at bottom of basement stairs.
6. Basement completed without permit.
 - a. Non-compliant egress window and window well.
 - b. Treads and risers tilted over making stairs non-compliant.
 - c. Large area of mold growing on ceiling at bottom of stairs.
 - d. Under stair storage drywall required.

*Submit complete plans to remove basement or bring up to current code.
7. Repair or replace damaged or missing window screens.

Electrical

8. Kitchen GFCI's not working and all kitchen counters need to be protected by GFCI.
9. Island needs a GFCI and needs ½" pipe or ½" Greenfield.
10. Romax on garbage disposal needs to be protected.
11. Main ground needs to be on line side of meter (water) #4 wire.
12. Basement wired without permit, remove.
13. Open wiring open grounds, reverse polarity and outlets not grounded.
14. Remove Romax to electric range.
15. Hot tank needs #4 Jumper wire.
16. Electric panel cannot be in a bathroom.
17. Need C/O detector within 15' of all bedrooms.
18. Copper pipes need to be bonded to 1900 Box on whirlpool tub with a #8 wire green in color.
19. All bedrooms need smoke detectors wired in series with battery backup.
20. Replace rear outside GFCI and it needs a bubble cover.

Plumbing

21. Unsanitary condition – sump pump – **HOME IS UNINHABITABLE**
22. Plumbing permit is required for repairs.
23. Basement bathroom waste lines are installed into sump pit- break up concrete floor and remove. Install new sump pit – hole in side from waste pipe.
24. Remove waste line from sump line into sanitary system – return system to original condition.
25. Return all plumbing to original.
26. Remove check valves and piping in basement
27. Remove all waste and water lines from walls in basement bathroom.
28. Install copper water line to ice maker – remove plastic line.
29. Remove all plastic water supplies to fixtures and faucets and replace with hard metal pipe or braided stainless flex.
30. Garbage disposal not working – repair – replace ore remove.
31. Water off in home and unable to verify leaks on fixtures and faucets.
32. Hot water in home to be 120 or greater.
33. Hot water in bathtubs and showers not to exceed 115 degrees.
34. Entire home to conform to current IL State Plumbing Code

Mechanical

35. Furnace removed – **HOME IS UNINHABITABLE**



36. Separate permit is required for furnace installation – provide Manual J report to building department for review.

By signing this affidavit, buyer agrees to properly begin abatement of each of the above violations by the dates set. Water service will be restored to the property before the violations are abated; however, the buyer is responsible for submitting the proper permits and scheduling the necessary re-inspections with the Romeoville Building Division (815-886-5049) no later than the listed compliance dates. If the scope of work goes beyond the items listed above, additional permits will be required. If buyer fails to schedule these re-inspections and/or the property does not come into compliance as set, water service will be shut off and will remain off until the violations are satisfactorily completed.

Please note - this affidavit is not all inclusive of any additional work being completed beyond the written description of this report. Additional work may require separate permits.

Contact Information

Phone Number(s) of Buyer(s)

By _____
Seller, printed name

By _____
Buyer, printed name

Seller, signature

Buyer, signature

Subscribed and sworn to me this ____ day of _____, 20__ in _____ County, Illinois.

BUYER Notary Public