



## AFFIDAVIT

I certify that I \_\_\_\_\_ (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.

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August 13, 2013  
*Original Inspection Date*

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

**Building**

1. Repair siding right side and rear of home. Unlatched and broken.
2. Basement finished without permit. Non-compliant egress window and well.
3. Well – 36” deep and 36” wide minimum required.



4. Window – 5.7 square feet net clear open, 20” net clear width 24” net clear height minimum. Window shall meet all net clear requirements with normal operation and without the use of tools or special knowledge.
5. Under stair storage area requires ½” drywall on all walls ceiling and soffits.
6. Fire stop shall be installed where possible.
7. Replace missing attic scuttle access panel garage.
8. Service door between home and garage rubbing and sticking.
9. Repair or replace all damaged or missing window screens.
10. Seal around PVC pipe in basement bathroom.

#### Electrical

11. Replace front GFCI.
12. Romax needs to be protected on garbage disposal.
13. Smoke detectors are not working and they are 10 years or older and need to be replaced.
14. Main ground needs to be on the line side of water meter from the breaker panel.
15. Basement remodeled without a permit.
16. Basement has been piped.
17. Outlets are not self grounding.
18. Open wiring on smoke detector.
19. Bedroom needs smoke detector tied in series.
20. Remove long ships of Greenfield and BX.
21. Bedroom recess lighting in bedroom needs to be verified.
22. Replace rear GFCI and install a bubble cover.
23. A/C unit is pipe in thin wall and non-water tight fittings and Jake fittings has wire fill. Needs to be ridge pipe to code.

#### Plumbing

24. Plumbing Contractor required for repairs to home.
25. Install metal drain pipe on water heater relief valve.
26. Basement bathroom has not venting on waste pipes – install proper venting or remove bathroom completely.
27. First floor bathtub faucet loose behind wall open wall to install bracing.
28. Hot water in home to be 120 degrees or greater.
29. Hot water in bathtubs and showers not to exceed 115 degrees.

#### Mechanical

30. Install return duct into basement if room is kept.
31. Install high and low make-up air vents into mechanical room or louver doors.
32. Install sediment drip leg on furnace gas supply.
33. Undercut all bedroom doors 1” for central return furnace system.



By signing this affidavit, buyer agrees to properly begin abatement of each of the above violations by the dates set. Water service will NOT be restored to the property before the electrical portion is completed. Once completed, water service will be reinstated before the violations in entirety 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