



AFFIDAVIT- Sherriff Deed/Exempt

I certify that I BANK USA (printed name of seller/bank) have reviewed the following list of building and property maintenance code violations pertaining to the property located at 726 MAIN STREET and agree to disclose abatement requirements to any future buyer for the violations listed below.

I understand that various permits will be necessary to complete the work specified in this affidavit and that any future buyer 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 any future buyer shall obtain the necessary permits to abate these violations on or before a date TBD .

Each deficiency 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 to any future buyer until the affidavit permit has been completed and a Certificate of Completion received.

October 15, 2013
Original Inspection Date

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

Building

1. Repair/Replace all damaged or missing window screens.
2. Repair drywall ceiling and fire tape in attached garage. Pull down stairs shall have 1/2 inch drywall applied to panel when in closed position.
3. Firestop all floor penetrations in furnace room.
4. Properly repair drywall kitchen walls.



5. Install weather seals or replace door to attached garage 20 minute fire rated required.
6. Submit complete plans and layout to reinstall kitchen
7. Repair melted siding patio area.
8. Repair drywall throughout home.

Electrical

9. Kitchen missing and needs to comply with 2011 Code per cabinet layout
10. North wall living room outlet has no power
11. Remove multi tap living room outlet
12. Remove all romax in garage – needs to be code
13. Need main ground needs to be on line side of water meter from breaker panel #8 wire
14. Yellow wire to A/C unit needs to be green for ground
15. Service mast needs to be strapped up
16. Water meter and hot water tank needs a jumper wire
17. Pole 40 amp to garage needs to be 2 Pole 30 amp ceiling outlet in garage open knock outs
18. Bathroom needs to be a GFCI
19. Cannot verify ceiling boxes with fans
20. Replace all missing covers
21. Recess lighting has been added, cannot verify
22. Smoke detectors are required in every bedroom and level and within 15' of all bedrooms, wired in series with battery backup and a C/O detector within 15' of all bedrooms.
23. Remove BX wire in kitchen wall
24. Home has been rewired with new romax and is not to code
25. Need to contact inspector for details

Plumbing

26. Install drip leg on furnace
27. Relief tube on water heater
28. Anti-siphon silcocks
29. Dishwasher missing
30. Kitchen drain wrong size
31. Water off in home at time of inspection
32. Hot water in home to be 120 degrees or greater.
33. Hot water in bathtubs and showers not to exceed 115 degrees.

Mechanical

34. Install proper dryer exhaust back draft damper.
35. Missing programmable thermostat.



By signing this affidavit, seller agrees to disclose the above violations in this affidavit format to the future buyer. Water service will be restored to the property before the violations are abated; however, the future 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 future listed compliance dates. 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 Seller(s) and/or Representative

By _____
Seller/Bank Agent/Representative, printed name

Seller/Bank Agent/Representative, signature

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

Notary Public