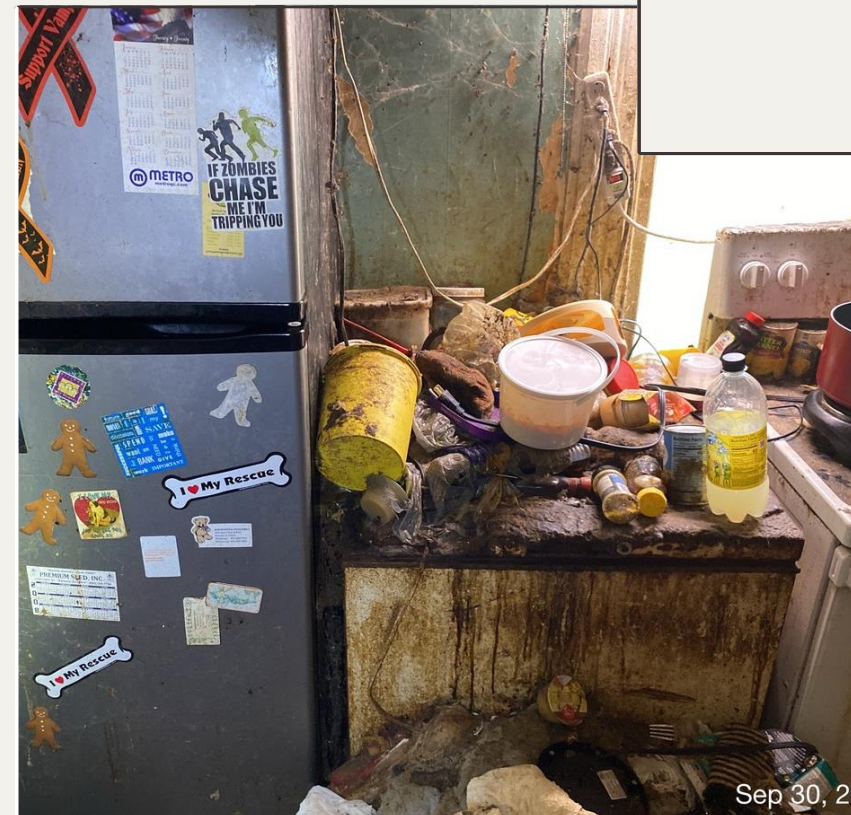


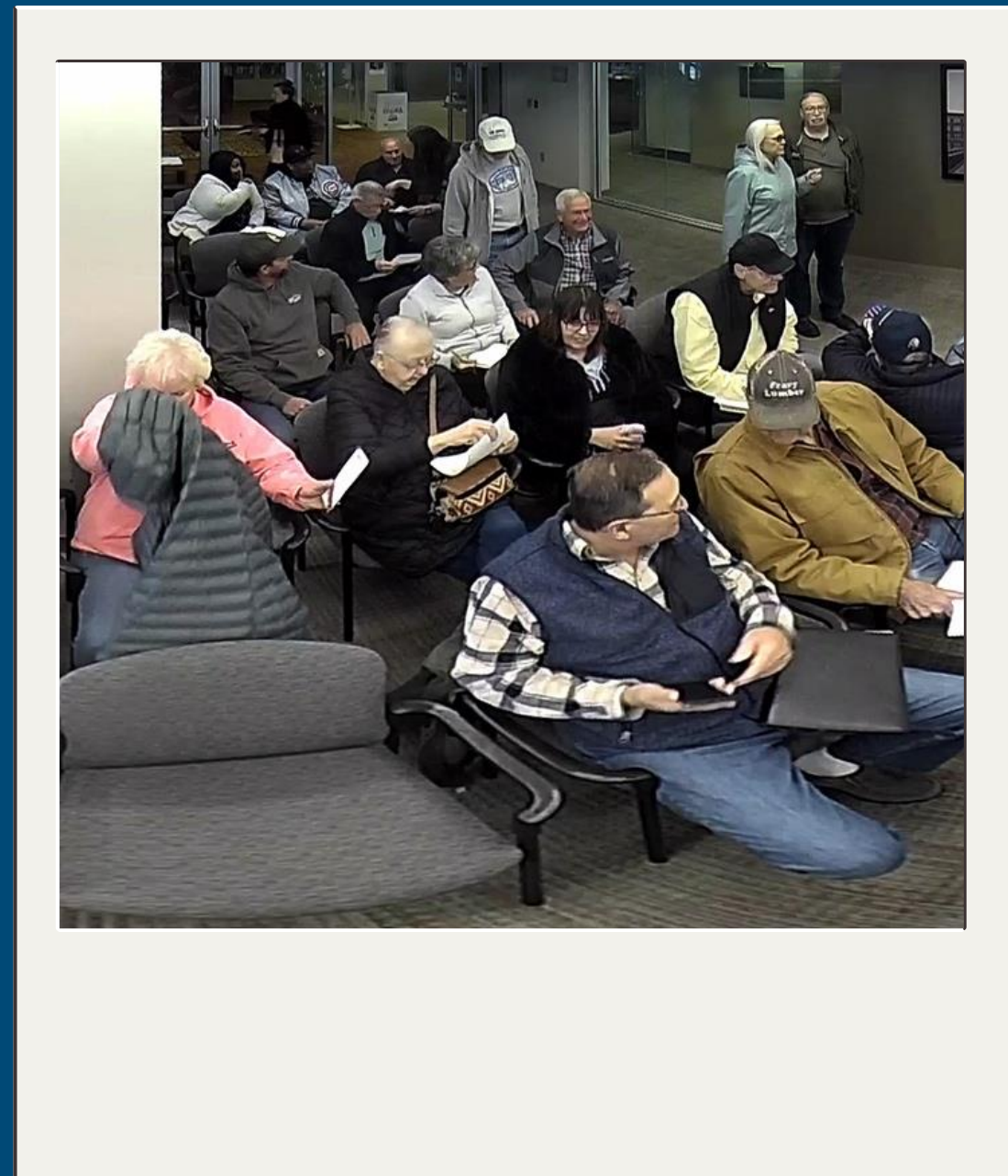
Rental Inspection Program





Open House

December 3rd, 2025



Collaboration



- City Administration
- Code Enforcement
- Sterling Police Department
- Sterling Fire Department
- Finance Department
- Sauk Valley Landlord's Association
- Mayor's Innovation Project Resources



mayors
innovation
project

Sauk Valley Landlord Association





Rental Housing - Inspection Report and Checklist

Property Owner _____ Email _____ Phone _____

Rental Address _____ Unit # _____

Bedrooms _____ Bathrooms _____

Dwelling Type: Single Family Duplex Triplex Fourplex Over 5 units

Date of Inspection _____ Inspector Name _____

Inspector Signature _____

Reinspection Required: Y / N Reinspection Due Date _____

Inspection Results: Pass / Fail Inspection Class: A / B / C / D Final Score _____

Inspection Comments / Required Corrective Actions: Unit will not pass if final score is 25 points or more

Tenant and/or Owner signature required for entry

Interior Property

International Property Maintenance Code (IPMC) Standard

	Entry	Living room	Dining room	Kitchen	Utility	Bathroom 1	Bathroom 2	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Other	Points
Structural members in good repair 305.2													3,10,25
Interior surfaces including windows, doors, walls in good condition 305.3													1,2,3
Stairs and/or walking surfaces in good repair 305.4													1,2,3
Handrails and guards firmly fastened and good repair 305.5													1,5,25
Interior doors in good repair 305.6 and doors for privacy (bathroom) 503.1													1,2,3
Minimum of 1 openable, approved size window to the outdoors 402.1 403.1													1,5,25
Means of egress cannot be blocked 702.1-4													25
No visible mold, mildew or signs of moisture leaks and/or plumbing leaks 504.1													1,5,25
No evidence of insect or rodent infestation 302.5 309													3,10,25
Adequate source of heat at least 68 degrees 602.3 602.5 October 1 - April 30													25
Functional lighting fixtures 402.2 402.3 605.3, Electric hazards 604.3													1,2,3
Two separate and remote electrical outlets per room 605.2													1
GFCI outlets 605.2 bathrooms/kitchens/basements/garages/laundry E3902													1
Kitchen sink, cooking stove, refridgerator and counter space 404.7 502.1													25
Stove vent properly connected and functional 302.6 403.4													1
Clear path of not less than 3' between counterfronts, appliances & walls 404.2													1,5,25
Hot/cold water to all plumbing fixtures 505.1 506.2 506.1 sewage system													25
Separate bathroom with toilet, sink & tub/shower 404.4.3 504.1													25
Bathroom properly vented (openable screened window or mechanical fan 403.2													2
Waterheater installed correctly minimum of 110 degrees 505.4													3,10,25
Clothes dryer exhaust vented properly to the exterior 403.5													2,10,25
Missing/inoperable smoke detectors 704													25
Carbon Monoxide detectors-fuel burning appliances & attached garages R315													25

Smoke Detectors installed in each room used for sleeping, ceiling or wall outside the sleeping areas, and on each story of the residence including basements.

Carbon Monoxide Detectors installed outside each separate sleeping area in the immediate vicinity of bedrooms.
Fuel burning appliance located in a bedroom or the attached bathroom the carbon monoxide detector needs to be installed in the bedroom. Recommended but not required-install carbon monoxide detectors near fuel burning appliances.

International Property Maintenance Code (IPMC) Standard

	No issues	Minor	Moderate	Severe
Exterior surfaces in good repair 304.2	-	1	2	3
Address numbers 4" tall and visible from the roadway 304.3	-	1	NA	NA
Structural members in good repair 304.4	-	3	10	25
Foundation walls in good repair 304.5	-	3	10	25
Exterior walls in good repair 304.6	-	3	10	25
Roof and drainage in good repair 304.7	-	2	10	25
Decorative features in good repair 304.8	-	1	NA	NA
Overhang extensions in good repair 304.9	-	2	10	25
Stairways, decks, porches and balconies in good repair 304.10	-	3	10	25
Chimneys and towers in good repair 304.11	-	3	10	25
Handrails and guardrails firmly fastened 304.12	-	2	10	25
Windows, skylights and door frames in good repair 304.13, glazing, openable	-	3	10	25
Insect screens-habitable rooms from April 1st - October 31st 304.14	-	1	NA	NA
Exterior doors in good repair; deabolt locks operable by knob 304.15 702.3 304.18.1	-	2	10	25
Exterior areas clean, safe and sanitary 302.1 38-62	-	1	5	10
Sidewalks and driveways good condition free from hazards 302.3	-	1	3	5
Weeds/grass no more than 8 inches tall 302.4 38-81	-	1	3	10
Accessory structures (fences, detached garages) in good repair 302.7	-	1	10	25
Accumulation and disposal of garbage 308.1 308.3	-	1	5	10

Inspection Notes:

Contact Us

City of Sterling - City Hall

212 3rd Ave Sterling, IL 61081

www.Sterling-IL.gov

www.Sterling-IL.gov/402/Rental-Inspection-Program



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