ScoutMyBuilding - Building report
1304 W BIRCHWOOD AVE
Chicago, IL
Winter habitability score: 84/100 (mixed) - Open City violation records are on file - read the list, not just the score
Open City violation records: 8 (heat-related open: 0)
311 rodent (24mo): 0 | 311 building (24mo): 0

Open City violation records (8):
- 2016-11-09 [CN190029] ARRANGE FOR REINSPECTION REGAR
- 2012-09-24 [CN190019] ARRANGE PREMISE INSPECTION
- 2012-09-24 [CN196029] POST OWNER/MANAGERS NAME/#
- 2009-03-16 [CN198019] FILE BLDG REGISTRATION
- 2009-03-16 [CN104015] REPLCE WINDOW PANES, PLEXGLAS
- 2009-03-16 [CN065014] REPAIR LINTELS
- 2006-04-03 [CN196029] POST OWNER/MANAGERS NAME/#
- 2006-04-03 [CN190019] ARRANGE PREMISE INSPECTION

311 complaints (24mo) (5):
- 2026-09-02 (other) No Building Permit and Construction Violation [Completed]
- 2026-04-11 (other) No Building Permit and Construction Violation [Completed]
- 2025-09-02 (other) No Building Permit and Construction Violation [Completed]
- 2025-06-10 (other) No Building Permit and Construction Violation [Completed]
- 2025-05-10 (other) No Building Permit and Construction Violation [Completed]

Score method:
* Start at 100 (better = higher).
* Minus up to 40 for open heat/boiler-related building violations (12 pts each).
* Minus up to 45 for other open building violations (2 pts each, plus extras above 20 and 100 open).
* Minus up to 20 for rodent-related open violations and 311 rodent complaints (4 pts each).
* Minus up to 15 for recent 311 building complaints (2 pts each).
* Extra -10 if 3+ open heat-related violations.
* Chicago 311 takes no-heat complaints, but the City's public 311 dataset does not publish them as a separate type, so heat here comes from open Department of Buildings heat-related violations (codes/descriptions, e.g. CN132016 HEAT UNIT ADEQUATELY). 311 building complaints are counted separately, not as heat.
* Public records only - not an inspection, appraisal, or legal advice.

About these City violation records, from the City of Chicago Building Violations dataset description: " informational only and does not necessarily reflect the current condition of the building or property. The dataset contains cases where a respondent has been found to be liable as well as cases where the respondent has been found to be not liable." (https://data.cityofchicago.org/Buildings/Building-Violations/22u3-xenr)

Not for real estate transactions. From the City of Chicago Building Violations dataset description: "These data are historical in nature and should not be relied upon for real estate transactions. For transactional purposes such as closings, please consult the title commitment for outstanding enforcement actions in the Circuit Court of Cook County or the Chicago Department of Administrative Hearings." (https://data.cityofchicago.org/Buildings/Building-Violations/22u3-xenr)

ScoutMyBuilding summarizes publicly available City data. It is informational only - not legal advice, not a housing inspection, and not a guarantee of current building conditions. City records may be incomplete, delayed, or inaccurate. Always verify with the City of Chicago Department of Buildings, 311, and your own walkthrough before signing a lease.

"This site provides applications using data that has been modified for use from its original source, www.cityofchicago.org, the official website of the City of Chicago. The City of Chicago makes no claims as to the content, accuracy, timeliness, or completeness of any of the data provided at this site. The data provided at this site is subject to change at any time. It is understood that the data provided at this site is being used at one’s own risk." (Required by the City of Chicago Data Terms of Use.)

Generated: November 21, 2026 at 11:44 AM CT
City of Chicago Building Violations (data.cityofchicago.org/d/22u3-xenr)
City of Chicago 311 Service Requests (data.cityofchicago.org/d/v6vf-nfxy)