ScoutMyBuilding - Building report
2012 W BIRCHWOOD AVE
Chicago, IL
Winter habitability score: 74/100 (mixed) - Some issues on record - read the details
Open City violation records: 2 (heat-related open: 0)
311 rodent (24mo): 5 | 311 building (24mo): 1

Open City violation records (2):
- 2026-09-17 [CN077014] REPAIR FENCE
- 2026-09-17 [CN041063] CUT OR REMOVE HIGH WEEDS

311 complaints (24mo) (6):
- 2026-08-18 (rodent) Rodent Baiting/Rat Complaint [Completed]
- 2026-03-11 (building) Buildings - Plumbing Violation [Completed]
- 2025-12-05 (rodent) Rodent Baiting/Rat Complaint [Completed]
- 2025-12-04 (rodent) Rodent Baiting/Rat Complaint [Completed]
- 2025-11-26 (rodent) Rodent Baiting/Rat Complaint [Completed]
- 2025-09-14 (rodent) Rodent Baiting/Rat Complaint [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.

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City of Chicago Building Violations (data.cityofchicago.org/d/22u3-xenr)
City of Chicago 311 Service Requests (data.cityofchicago.org/d/v6vf-nfxy)