ScoutMyBuilding - Building report
2018 W BIRCHWOOD AVE
Chicago, IL
Winter habitability score: 8/100 (severe) - Many open City violation records and/or complaint activity
Open City violation records: 26 (heat-related open: 1)
311 rodent (24mo): 5 | 311 building (24mo): 13

Open City violation records (26):
- 2026-08-20 [PL160017] REMV OBSTR FROM DRAINAGE SYSTM
- 2026-08-20 [CN133016] CARPETING
- 2026-08-20 [CN197019] INSTALL SMOKE DETECTORS
- 2026-08-20 [CN194019] REPAIR OR REPLACE
- 2026-08-20 [CN101015] REPAIR INTERIOR WALLS/CEILING
- 2026-08-20 [CN134016] RATS
- 2026-08-20 [CN134026] RAT STOP AROUND EXTERIOR
- 2026-08-20 [CN136016] ROACHES
- 2026-08-20 [CN102015] INT WALL/CEILING PEELING PAINT
- 2026-08-20 [CN079014] REPAIR/REBUILD GARAGE OR SHED
- 2026-08-20 [CN074014] SERVICE WALK, PASSAGE, AREAWAY
- 2026-08-20 [CN061014] REPAIR EXTERIOR WALL
- 2026-08-20 [CN131026] REPAIR SCREENS
- 2026-08-20 [CN104015] REPLCE WINDOW PANES, PLEXGLAS
- 2025-08-21 [CN135016] MICE/RODENTS
- 2025-08-21 [CN190019] ARRANGE PREMISE INSPECTION
- 2025-08-21 [CN194019] REPAIR OR REPLACE
- 2025-08-21 [CN138056] DEBRIS, EXCESSIVE
- 2025-08-21 [CN079014] REPAIR/REBUILD GARAGE OR SHED
- 2025-08-21 [CN134026] RAT STOP AROUND EXTERIOR
- 2018-02-27 [CN061034] FLAKY INTERIOR PAINT
- 2018-02-27 [CN190019] ARRANGE PREMISE INSPECTION
- 2018-02-27 [CN196029] POST OWNER/MANAGERS NAME/#
- 2015-02-18 [CN197087] CARB MONOX DETECT IN RESID
- 2015-02-18 [CN197019] INSTALL SMOKE DETECTORS
- 2015-02-18 [CN132016] HEAT UNIT ADEQUATELY *HEAT*

311 complaints (24mo) (18):
- 2026-05-18 (building) Building Violation [Completed]
- 2026-05-14 (building) Building Violation [Completed]
- 2026-05-14 (building) Building Violation [Completed]
- 2026-03-25 (building) Building Violation [Completed]
- 2026-03-20 (building) Building Violation [Completed]
- 2026-02-02 (building) Building Violation [Completed]
- 2025-12-08 (building) Building Violation [Completed]
- 2025-12-05 (rodent) Rodent Baiting/Rat Complaint [Completed]
- 2025-12-04 (rodent) Rodent Baiting/Rat Complaint [Completed]
- 2025-12-01 (building) Building Violation [Completed]
- 2025-11-26 (rodent) Rodent Baiting/Rat Complaint [Completed]
- 2025-11-22 (building) Buildings - Plumbing Violation [Completed]
- 2025-11-22 (building) Building Violation [Completed]
- 2025-11-07 (building) Building Violation [Completed]
- 2025-10-26 (rodent) Rodent Baiting/Rat Complaint [Completed]

- 2025-09-14 (rodent) Rodent Baiting/Rat Complaint [Completed]
- 2025-05-22 (building) Buildings - Plumbing Violation [Completed]
- 2025-05-22 (building) Building 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.

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Generated: November 21, 2026 at 11:22 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)