ScoutMyBuilding - Building report
813 W WAVELAND AVE
Chicago, IL
Winter habitability score: 29/100 (severe) - Many open City violation records and/or complaint activity
Open City violation records: 64 (heat-related open: 1)
311 rodent (24mo): 0 | 311 building (24mo): 1

Open City violation records (64):
- 2017-04-03 [CN104015] REPLCE WINDOW PANES, PLEXGLAS
- 2017-04-03 [CN190029] ARRANGE FOR REINSPECTION REGAR
- 2017-04-03 [CN198019] FILE BLDG REGISTRATION
- 2014-04-17 [CN197019] INSTALL SMOKE DETECTORS
- 2014-04-17 [CN197087] CARB MONOX DETECT IN RESID
- 2014-04-17 [NC2011] PLANS & PERMITS REQ - CONTRCTR
- 2014-04-17 [CN134016] RATS
- 2014-04-17 [CN065034] REPAIR WINDOW SILLS
- 2014-04-17 [CN040053] FLAM LIQ TANK FRONTAGE CONSENT
- 2014-04-17 [EL0036] COVER OUTLETS AND JBS
- 2014-04-17 [CN138106] STOP/REMOVE NUISANCE
- 2014-04-17 [CN073014] REPAIR EXTERIOR DOOR
- 2014-04-17 [CN104035] MAINTAIN WINDOW
- 2014-04-17 [CN012022] 1HR FLR OVER BSMT, 1 OR 2 DU
- 2014-04-17 [PL170017] PRV FLOOR DRAIN WITH METAL STR
- 2014-04-17 [CN010022] 1-HR HEATING PLANT SEPARATION *HEAT*
- 2014-04-17 [CN073024] REPAIR EXTERIOR DOOR FRAME
- 2014-04-17 [CN103015] REPAIR FLOOR
- 2013-06-07 [CN138056] DEBRIS, EXCESSIVE
- 2013-06-07 [EL0036] COVER OUTLETS AND JBS
- 2013-06-07 [CN074024] PROVIDE GUARD RAIL 42 IN HIGH
- 2013-06-07 [CN061014] REPAIR EXTERIOR WALL
- 2013-06-07 [CN063014] CHIMNEY
- 2013-06-07 [CN068014] REPAIR ROOF STRUCTURE
- 2013-06-07 [CN073014] REPAIR EXTERIOR DOOR
- 2013-06-07 [CN069034] REPAIR AREAWAY WALL
- 2013-06-07 [CN104015] REPLCE WINDOW PANES, PLEXGLAS
- 2013-06-07 [CN062034] REPAIR COPING
- 2013-06-07 [CN015062] OBSTRUCTIONS IN EXIT WAY
- 2013-06-07 [CN070014] REPAIR EXTERIOR STAIR
- 2013-06-07 [CN070024] REPAIR PORCH SYSTEM
- 2013-06-07 [CN190019] ARRANGE PREMISE INSPECTION
- 2013-06-07 [CN190020] INSPECT CONSTRUCTION WORK
- 2012-05-15 [CN102015] INT WALL/CEILING PEELING PAINT
- 2012-05-15 [CN102015] INT WALL/CEILING PEELING PAINT
- 2012-05-15 [CN190019] ARRANGE PREMISE INSPECTION
- 2008-08-06 [EL0023] INSTALL COVERS
- 2008-08-06 [CN196029] POST OWNER/MANAGERS NAME/#
- 2008-08-06 [CN073014] REPAIR EXTERIOR DOOR
- 2008-08-06 [CN073024] REPAIR EXTERIOR DOOR FRAME
- 2008-08-06 [CN070014] REPAIR EXTERIOR STAIR
- 2008-08-06 [CN074024] PROVIDE GUARD RAIL 42 IN HIGH
- 2008-08-06 [CN076024] REPAIR GUTTER & DOWNSPOUT

- 2008-08-06 [CN062024] PARAPET
- 2008-08-06 [CN061014] REPAIR EXTERIOR WALL
- 2008-08-06 [CN104025] MAINTAIN WINDOW SASH
- 2008-08-06 [CN063014] CHIMNEY
- 2008-08-06 [EL0020] SUPPORT FIXTURES
- 2008-08-06 [CN131026] REPAIR SCREENS
- 2008-08-06 [CN070024] REPAIR PORCH SYSTEM
- 2008-08-06 [CN197087] CARB MONOX DETECT IN RESID
- 2008-08-06 [PL159057] STOP ODORS RPR DFT SEWAGE SYS
- 2008-08-06 [CN101025] INT WALL/CEILING CHIP PLASTER
- 2008-08-06 [CN197019] INSTALL SMOKE DETECTORS
- 2008-08-06 [CN190019] ARRANGE PREMISE INSPECTION
- 2007-09-28 [CN190019] ARRANGE PREMISE INSPECTION
- 2007-09-28 [CN073034] REPAIR EXTERIOR DOOR SILL
- 2007-09-28 [CN070014] REPAIR EXTERIOR STAIR
- 2007-01-09 [CN197087] CARB MONOX DETECT IN RESID
- 2007-01-09 [CN136016] ROACHES
- 2007-01-09 [CN134016] RATS
- 2007-01-09 [CN070024] REPAIR PORCH SYSTEM
- 2007-01-09 [CN061014] REPAIR EXTERIOR WALL
- 2007-01-09 [CN190019] ARRANGE PREMISE INSPECTION

311 complaints (24mo) (1):
- 2025-07-11 (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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City of Chicago Building Violations (data.cityofchicago.org/d/22u3-xenr)
City of Chicago 311 Service Requests (data.cityofchicago.org/d/v6vf-nfxy)