

**APPLICATION FOR RESALE INSPECTION REPORT
CITY OF LARKSPUR**

PLEASE PAY FEE AT TIME OF APPLICATION

Single-family dwelling	\$175.45
+ additional unit	\$60.12
Condominium/Duplex	\$119.00
Multi-unit (first unit)	\$119.00
+ each additional unit	\$60.12
Cancellation/Re-schedule	\$101.30

FOR DEPARTMENT USE ONLY

REPORT # _____
DATE: _____
RECEIPT # _____
INSPECTION DATE: _____
INSPECTION TIME: _____
INSPECTED BY: _____

PLEASE TYPE OR PRINT ALL INFORMATION ON PAGE 1 ONLY

EMAIL: _____

ADDRESS OF PROPERTY: _____ A.P.# : _____

APPLICANT'S NAME/AGENCY: _____ DAY PHONE: (____) _____

PERSON TO RECEIVE REPORT: _____

MAILING ADDRESS: _____

OWNER'S NAME, IF DIFFERENT: _____

OWNER'S ADDRESS, IF DIFFERENT: _____

PERSON TO MEET INSPECTOR: _____ CELL/DAY PHONE: (____) _____

TYPE OF BUILDING: SINGLE-FAMILY DWELLING[] W/ ACCESSORY UNIT[] DUPLEX[]
CONDOMINIUM[] MULTI-UNIT[]: NUMBER OF UNITS:[_____]

- ◆ I am the Legal Owner [], Authorized Agent of the Legal Owner [], of the property at the address of subject building and hereby request that a physical inspection be made of the property and agree to furnish buyer with a copy of the final report.
- ◆ I certify that I am the applicant named herein, that I have familiarized myself with the above-referenced property prior to filing this application, and that the answers herein contained are in all respects true and accurate to the best of my knowledge.
- ◆ I acknowledge that the entire building and site must be available for a complete and continuous inspection at the time for which the inspection is arranged. The Building Inspector will not inspect buildings unless accompanied by either the owner or the owner's authorized agent.

Signature: _____ Print Name: _____ Date: ____/____/____

LARKSPUR MUNICIPAL CODE SECTION 15.40 REQUIRES THAT, PRIOR TO THE COMPLETION OF THE SALE OR EXCHANGE OF PROPERTY, THE SELLER/SELLER'S AGENT FURNISH THIS REPORT TO THE BUYER(S). THIS REPORT WILL BE VALID FOR A PERIOD OF SIX MONTHS FROM THE DATE OF ISSUANCE. FIRST-SALE HOMES ON SUBDIVISIONS OR NEWLY-CREATED PROPERTIES APPROVED AND RECORDED LESS THAN TWO YEARS PRIOR TO SALE ARE EXEMPT.

City of Larkspur
RESIDENTIAL RESALE INSPECTION REPORT
400 Magnolia Avenue, Larkspur, CA 94939 (415) 927-5110

PLANNING DEPARTMENT RECORD INFORMATION:

Address _____ Zoning District _____

Authorized Use (e.g. Numbers of Units) _____

Notes _____

- () This home was evaluated and is listed on the Local Inventory of Historic Resources.
- () This home was evaluated and is not listed on the Local Inventory of Historic Resources.
- () This home has not been evaluated for listing on the Local Inventory of Historic Resources.
Any home that is eligible for inclusion on the Local Inventory for Historic Resources, based on the criteria outlined in Larkspur Municipal Code §18.19.020(A), will be subject to Historic Preservation.

Please be advised that properties that are listed, or are eligible for listing, on the Local Inventory of Historic Resources are subject to Historic Preservation pursuant to Larkspur Municipal Code, Chapter 18.19. Because historical resources are considered a part of the environment, projects that “may cause a substantial adverse change in the significance of an historical resource” are subject to the California Environmental Quality Act (CEQA).

Please be further advised that the use of, or proposed improvements to, the property may be subject to the conditions and/or restrictions of previously approved Planning entitlements, as well as any other legislative act of the City. File records are available for review in the Planning Department.

Planning Department Record Review: _____ Date: _____

BUILDING DEPARTMENT SITE INSPECTION

The following items were noted and need to be corrected:

- [] Homes with electronic security gates must have an approved electric override system for Fire Department access per the Uniform Fire Code.
- [] Building address numbers must be attached to the house, be of a contrasting color, and be clearly visible from the street.
- [] Provide carbon monoxide detectors in the corridor to each sleeping area. **Note:** This inspection does NOT confirm that carbon monoxide detectors are functioning.
- [] Trim vegetation from public right-of-way.
- [] The area around the pool or spa must be provided with a continuous, solid, non-climbable fence, 5 feet in height, and all gates into the area must be self-closing and self-latching, with the latch no lower than 4 feet high.
- [] Provide smoke detectors in the corridor to and in each sleeping area, and at head of stairs of each story. **Note:** This inspection does NOT confirm that smoke detectors are functioning.
- [] Master Fire Safety Ordinance: Homes in designated high fire hazard areas must remove flammable vegetation from: _____
- [] Tree limbs above access roadways must be trimmed a minimum of 13 feet 6 inches above the roadway from curb to curb. (Uniform Fire Code, Article 9).

- Provide a spark arrestor for fireplace chimney with screening, 1/2 inch openings maximum.
- Remove tree limbs within ten feet of fireplace chimney.
- All Condominiums and Apartments: Provide a Type ABC, 5 lb. fire extinguisher to all condominiums.
- Fire extinguisher requires service.
- All Electrical splices must be within junction boxes.
- Two earthquake straps for the water heater, 9 inches from top and 12 inches from bottom.
- Other: _____

UNAUTHORIZED CONSTRUCTION & USES:

Construction performed without permits:

Occupancy of: _____ **is NOT PERMITTED.**

Contact the Building Department at 415 927-5033.

A copy of this report has been sent to the Planning Department. Contact the Planning Department at 415 927-5038.

Please be advised that the City of Larkspur recommends that all unauthorized construction and/or uses be removed and/or corrected as soon as possible. Permits and/or planning application may be required for submittal and approval prior to correction work, as noted below. The City of Larkspur reserves the right to take corrective action, at its convenience, which may result in fines, penalty fees, and/or legal action against the property owner. If the Building Department determines that unauthorized construction poses a threat to public health and safety, immediate corrective action will be required.

ACTION REQUIRED: **No correction required.** **The corrections do not require permits.**

The following permit(s) must be obtained before corrections can be made:

Building **Electrical** **Plumbing** **Mechanical** **Planning Approval**

Notes and Limitations

- The purpose of this report is to identify any building deficiencies that are unsafe. It is not the purpose of this report to evaluate craftsmanship or require work done under old codes to be brought up to today's codes unless a safety and/or permit problem(s) exists. This report does not address termite damage; this problem must be analyzed by a private termite service.
- This inspection has been performed to determine general compliance with the **Uniform Housing Code** and does not imply or intend to imply any warranty to the subject structure. This inspection does not cover engineering for soils, geotechnical, drainage, foundation, structural, or any related areas. It is recommended that any party with concerns about these or any other item contact an architect or engineer licensed by the State of California for that specific area of concern.
- This Report shall not be construed as authority to violate, alter, set aside or cancel any of the provisions or requirements of any laws or ordinances of the City of Larkspur, nor shall issuance thereafter prevent requiring corrections for errors, violations, or any applicable law or ordinance of the City of Larkspur.

Inspection Date: _____ **By:** _____

Revised 06-04-2016