


# NORTH CA CITY RESIDENTIAL REPORTS

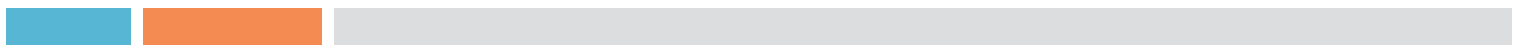
Cities requiring a “pre-sale” property report. Before an escrow can close and property transferred, the City has to disclose to the Buyer items/issues on the City records as to the status of the property, its permits, violations, and compliance with its building code ordinances.

Many require an on-site inspection by their inspector, others just do an internal check, but all require fees to be paid.

It is our aim to make it easier for you with easy to understand information.



CITY	NAME OF REPORT	CONTACT PHONE #	COST	IN BRIEF AND NOTES/COMMENTS
Belvedere (Marin County)	Residential Building Record Report	415-435-3838	\$300	Inspector goes out to the property. Report cannot be waived. Good for 60 days. Buyer acknowledges report.
Carpentaria (Santa Barbara County)	Inspection-on-Sale Report Application	805-684-5405 x451	\$245-\$400	Inspector goes out to the property. Buyer must acknowledge report. Cannot be waived. Good for 6 months.
Chico (Butte County)	Energy Retrofit Inspection	530-879-6700		Cost varies per each private inspector. Only mandatory on buildings prior to 1991. Buyer doesn't need to acknowledge. Inspectors are certified by the city. Commercial buildings don't require it.
Corte Madera (Marin County)	Application for Report of Residential Building Record	415-927-5062	\$130	Inspector doesn't go out to the property. Cannot waive. Buyer doesn't need to acknowledge. Commercial buildings don't require it. It is good for 6 months. Online version of the form.
Daly City (San Mateo County)	Residential Requirements Report Request	650-991-8061	\$45	Fax report. The report is computer generated. Buyer has to acknowledge the report and inspection and cannot be waived. The report is good for 6 months.
Del Rey Oaks (Monterey County)	Residential Property Report	831-394-8511	\$100	See website. Physical inspection required. Property owner must acknowledge report. Report cannot be waived. Commercial buildings have a separate report.
Livermore (Alameda County)	Report of Residential Building Record	925-960-4410	\$60	No physical inspection. Buyer must acknowledge it. Cannot waive. Good for 6 months. Commercial buildings don't require it.
Marina (Monterey County)	Residential Property Report	831-884-1214	\$50	See website for Information. Physical inspection required. Buyer acknowledges report. Report cannot be waived. Good for 3 months. Commercial buildings do not need.
Monterey (Monterey County)	Residential Property Report	831-646-3890		Report Faxed. Exterior inspection only. Buyer acknowledges report. Report cannot be waived. Good for 6 months. No requirements for condominiums, but apartments do require.



# NORTH CA CITY RESIDENTIAL REPORTS { continued }

CITY	NAME OF REPORT	CONTACT PHONE #	COST	IN BRIEF AND NOTES/COMMENTS
Piedmont (Alameda County)	Housing Records Search	510-420-3050	\$50	No physical inspection. Report cannot be waived. Buyer doesn't need to acknowledge it. Commercial buildings require the same report.
Port Hueneme (Ventura County)	Residential & Commercial Building Records	805-986-6500	\$43-\$107	Have option of report only or report and inspection. Required for residential and commercial. Buyer can waive with signature on waiver and sent to Building and Safety. Can obtain a supplement to original report that was obtained 6 months prior. No application online. Call for application.
Ross (Marin County)	Residential Report	415-453-1453 x106	\$325 + \$100 each add. unit	Physical inspection required. Business license is required for businesses, which costs \$100. Buyer must acknowledge report. Cannot be waived. Also required for commercial buildings. Good for 12 months. Go to Building Dept to get application.
Salinas (Monterey County)	Residential Property Report	831-758-7241	\$59.28	Report Faxed. No physical inspection required. Buyer acknowledges report. Report cannot be waived. Good for 90 days.
San Francisco	Report of Residential Building Record (3R)	415-558-6080	\$160	Residential only. City does not inspect, but needs to get a licensed contractor to do so. Valid for one year. Buyer does not need to sign off. Each building needs its own application.
San Francisco	Residential Energy & Water Conservation	415-558-6220		Residential only. Energy Conservation required only once in lifetime of home and will be noted on the 3R report. The water conservation is required each time of transfer. Go to website to find City approved inspectors. Inspector normally charges flat fee for all inspections and filing fees.
San Francisco	Stationary Tank Permits	415-558-3300 (Fire Dept)	\$330 + \$344/year	Residential only. Check if property contains stationary tank, if there is a cap on sidewalk or a generator for above ground or portables. Buyer must apply. There is a onetime cost of \$330 and a yearly tax license of \$344, paid through Tax Collector. Fire Dept will inspect tanks yearly.
San Pablo (Contra Costa County)	Residential Health and Safety Inspection	510-215-3030	\$125 (condo), \$175 (SFR), \$25+ per/unit	Physical Inspection required. Report cannot be waived. Good for 6 months. Commercial buildings not required. Buyer does not need to acknowledge.
Sand City (Monterey County)	Residential Property Report	831-646-3891	\$115	Report Faxed. Physical inspection required on exterior only. Buyer acknowledges report. Report cannot be waived. Good for 6 months. No requirement for condominiums, but apartments do require.
Santa Barbara	Zoning Information Report	805-564-5578	Varies	Required for residential properties; yet optional for condos. Application must be submitted within 5 days of agreement of sale. More information can be found on their page.
Sausalito (Marin County)	Residential Building Record Report	415-289-4136	\$113	No physical inspection. Report cannot be waived. Buyer doesn't need to acknowledge. Needs a sewer video it doesn't have one within last 3 years. Go to Building Dept to get application.
Seaside (Monterey County)	Real Property Disclosure Report	831-899-6736	\$129	Report emailed. Exterior inspection only. Must have every time the property transfers. Cannot be waived.

