RESALE INSPECTION REPORT

City of Larkspur Building Department
400 Magnolia Ave.
Larkspur, CA 94939
(415) 927-5038

OFFICE USE ONLY

REPORT NO.: _____

PROPERTY ADDRESS: _____ **APN**: _____

SECTION 1. PERMITS AND PERMIT HISTORY (and any other Inspector notes)

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SECTION 2. BUILDING SITE INSPECTION

The following items were noted and need to be corrected:

☐ Smoke and carbon monoxide alarm self-certification form provided. The self-certification form has information about the proper installation and where to place the alarms.

☐ Fire extinguisher requires service or replacement. All condominium and apartments must provide a Type ABC, 5 lb. fire extinguisher to all units.

Other Inspector Notes:

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Signature of Resale Inspector | Print Name | Date

SECTION 4. PLANNING DEPARTMENT RECORD INFORMATION

Zoning District: _____

Use (authorized): _____

Notes: _____

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☐ This home was evaluated and ***IS*** listed on the Local Inventory of Historic Resources.

☐ This home was evaluated and ***IS NOT*** 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 of Historic Resources, based on the criteria outlined in the Larkspur Municipal Codes Section 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.

_____

Signature of Planning Department Reviewer | Print Name | Date

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 applications may be required for submittal and approval prior to correction work. 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.

The purpose of this report is to identify any building deficiencies that are unsafe and to determine general compliance with the International Property Maintenance Code (LMC 15.10). It is not the purpose of this report to evaluate craftsmanship, or require work done on prior codes to be brought up to current codes unless a safety and/or permitting problem exists (i.e. faulty wiring or work without permits). This report does not address termite damage, imply or intend to imply any warranty including but not limited to: soils engineering, geotechnical, drainage, foundation, roofing, or structural. It is recommended that any party with concerns about these or other issues consult with a California State licensed design professional such as an engineer or architect and/or a California State Licensed Contractor.

The residential building record report shall be compiled from the records of the City and from an inspection of the property. The issuance of the report is not a representation by the City that the subject property or its present use is or is not in compliance with the law. Neither the enactment of this chapter nor the preparation and delivery of any report required hereunder shall impose any liability upon the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law. (Ord. 483 § 1 (part), 1974).