



**TOWN OF FAIRFAX**  
**BUILDING & PLANNING DIVISION**  
142 Bolinas Road, Fairfax, California 94930  
(415) 453-1584 / Fax (415) 453-1618

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## Residential Re-Sale Inspection Report

Name:  
(Mailing address)

Address:  
City, State, Zip  
Phone:

(Property address)

Inspection Date:

### LEGAL REQUIREMENTS

Pursuant to the provisions of Sections 38780 through 38785 of the Government Code of the State of California, it is the intent of the Fairfax Town Council that the grantee of a residential building within the Town be furnished a report of matters of Town record pertaining to the authorized use, occupancy, and zoning classifications prior to sale or exchange. **This report must be obtained by the seller and delivered to the buyer.**

This report is valid for a period not to exceed six months from date of issue. Upon written request of the owner, prior to the expiration date, the Building Official may issue an endorsement to the report, extending the validity for one additional three-month period and showing any change to the information on the original report. The fee for such endorsement shall be one-third the original filing fee. In cases where the Building Official makes a site visit prior to issuing an endorsement, a \$47.00 fee may be charged.

Section 4119 of the Public Resources Code, State of California, and Section 2.201(a) of the Uniform Fire Code, requires the department inspect properties for the purposes of ascertaining compliance with State and local Forest and Fire Laws. If you have any questions regarding the FIRE DEPARTMENT INSPECTION or FEES, PLEASE CALL THE MAIN FIRE STATION at (415) 258-4686.

The Town reserves the right to enforce all ordinances and regulations and to require the correction of any unsafe or illegal conditions even though not disclosed in the Residential Resale Inspection Report. **NO STATEMENTS IN THIS REPORT SHALL AUTHORIZE THE USE OR OCCUPANCY OF ANY RESIDENTIAL BUILDING CONTRARY TO THE PROVISIONS OF ANY LAW OR ORDINANCE.**

**ZONING AND PLANNING INFORMATION**

The following information represents the zoning and permitted uses of the property according to Town records. Any information not recorded in town records as of the date of this report will be reported as N/A (not available).

Address \_\_\_\_\_ Assessor's Parcel No. \_\_\_\_\_

Present Permitted Use: \_\_\_\_\_

Overlay Zones: \_\_\_\_\_

Date Constructed: \_\_\_\_\_

Permitted use under previous ordinance: \_\_\_\_\_

Required parking at time of construction: \_\_\_\_\_

Zoning Designation: \_\_\_\_\_

Encroachment Permit: \_\_\_\_\_ For \_\_\_\_\_

Use Permit: \_\_\_\_\_ For \_\_\_\_\_

Variance: \_\_\_\_\_ For \_\_\_\_\_

Other: \_\_\_\_\_ For \_\_\_\_\_

***Illegal, Non-conforming (Means that the structure and/or uses are not in accordance with existing or prior zoning laws and must be corrected by abatement of the non-conformity.)***

Nonconforming Features: \_\_\_\_\_

Required Zoning Action: \_\_\_\_\_

Report Completed By: \_\_\_\_\_ Date: \_\_\_\_\_

**THE LAW REQUIRES THAT, PRIOR TO THE CONSUMMATION OF THE SALE OR EXCHANGE OF PROPERTY, THE SELLER MUST DELIVER THIS REPORT TO THE BUYER (S), AND THE BUYER (S) MUST SIGN AND RETURN THE ATTACHED POSTCARD TO THE FAIRFAX TOWN HALL.**

**This report will not be considered complete until:**

- 1) The postcard is signed and returned to the Town of Fairfax; and**
- 2) The Building Official acknowledges compliances on page 7 signs the report.**

**BUILDING CODE INSPECTION REPORT**

The purpose of the following inspection is to identify any building deficiencies that are unsafe. It is not the purpose of this inspection 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 repair service.

This inspection is performed for general compliance to 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 items contact an architect or engineer licensed by the State of California for that specific area of concern.

**Building permits issued for: , Fairfax, CA 94930**

Date: _____	Description: _____	Number: _____
Date: _____	Description: _____	Number: _____
Date: _____	Description: _____	Number: _____
Date: _____	Description: _____	Number: _____
Date: _____	Description: _____	Number: _____
Date: _____	Description: _____	Number: _____
Date: _____	Description: _____	Number: _____
Date: _____	Description: _____	Number: _____

**PHYSICAL INSPECTION OF PROPERTY**

The physical inspection of the property is limited to visual site observation at the time of inspection. Please note that all measurements are estimates and this information is based on a limited investigation.

**Present Use**

- Single Family
- Condominium
- Duplex
- Second Unit
- Multiple Residence
- Commercial
- Accessory Structure

Stories: Structures: \_\_\_\_\_

Parking Open: Covered: \_\_\_\_\_

Parking: Private \_\_\_\_\_ Public \_\_\_\_\_  
 Spaces: \_\_\_\_\_

Setbacks: *Side* *Front* *Back*  
 \_\_\_\_\_  
*Fencing* *Front* *Side* *Rear*  
 \_\_\_\_\_

Accessory Use:

Additional Comments:.

## Exterior and Grounds:

Items marked "M" below are the responsibility of the property owner and are noted as safety hazards to be considered harmful and/or dangerous to the occupants and/or pedestrians and should be corrected. "√" items are recommendations.

- 1) \_\_\_\_\_  Trim tree limbs over sidewalks to provide 8' overhead clearance for pedestrian travel.
- 2) \_\_\_\_\_  Trim vegetation from public right of way.
- 3) \_\_\_\_\_  Replace section of sidewalk that is a hazard.

## General:

- 1) \_\_\_\_\_  Street numbers must be posted on or over the door or gate used as the main entrance or adjacent to the gate so as to be readily seen from the street.
- 2) \_\_\_\_\_  Stair risers shall be 4" minimum. & 8" maximum; tread shall be 9" minimum. The minimum headroom is 6'-8" and a width of 36". Variation between riser heights shall not exceed 3/8".
- 3) \_\_\_\_\_  All areas that have a 30" drop such as decks or landings shall be provided with a guardrail 36" in height with intermittent openings not greater than 4".
- 4) \_\_\_\_\_  Handrails shall be located between 34" and 38" above the tread nosing. Guardrails shall be 36" min height, with openings less than 4 in. clear.
- 5) \_\_\_\_\_  There must be a floor or landing on either side of a door a minimum of 36" deep, by the width of the door opening. The landing shall be a maximum of 1" down from the threshold (8" max. if the door doesn't swing over the landing).
- 6) \_\_\_\_\_  Common wall between garage and dwelling (from floor to roof sheathing) shall have 5/8" type X sheet rock on garage side, with 1-3/8" solid core, self-closing door to house.
- 7) \_\_\_\_\_  Smoke detectors are required in each bedroom, outside of each bedroom, and one on each floor level, to include basements. Older dwellings that require smoke detectors may be battery operated.
- 8) \_\_\_\_\_  No openings are allowed between garage and sleeping areas of a single-family dwelling.
- 9) \_\_\_\_\_  Pool and/or spas must be provided with an approved pool cover, alarm system, or solid non-climbable fence. Gates leading into the pool area must be self-closing, self-latching and 60" in height.

**Electrical:**

- 1) \_\_\_\_\_  GFCI outlets are required for all kitchen receptacles, in bathrooms, utility rooms, under-floor spaces, garages, and exterior outlets.
- 2) \_\_\_\_\_  Maintain a clearance of 30" wide X 36" deep in front of electrical panels. Breakers and fuses must be clearly and permanently labeled.
- 3) \_\_\_\_\_  All electrical splices must be within junction boxes.
- 4) \_\_\_\_\_  All exposed romex wiring must be protected from physical contact if it is located at 8' feet or less in height.

**Fixtures/Appliances:**

- 1) \_\_\_\_\_  Dishwashing machines shall be directly connected to a drainage system or food waste disposer with the use of an approved air gap on the discharge side installed above the flood level of the sink.
- 2) \_\_\_\_\_  Moisture exhaust ducts shall terminate on the outside of the building and be equipped with a back-draft damper. Domestic clothes dryer exhaust ducts shall be metal and shall have smooth interior surfaces.
- 3) \_\_\_\_\_  Showers and tubs with showers require a non-absorbent surface up to 70" above the drain outlet. Provide curtain rod or approved enclosure material.
- 4) \_\_\_\_\_  Fully tempered or laminated safety glass is required in bathtub and shower enclosure doors and panels and window glazing where sill height is less than 5 ft. above floor level.
- 5) \_\_\_\_\_  Fairfax Town Code requires all water closets (toilets) to be replaced with water conserving toilets not exceeding 1.6 gallons per flush prior to the sale or transfer of the property.
- 6) \_\_\_\_\_  All new and replacement water heaters, and all existing residential water heaters shall be braced, anchored, or strapped to resist falling or horizontal displacement due to earthquake motion.
- 7) \_\_\_\_\_  Temperature and Pressure relief valve must be installed on all water heaters and drained full size to the exterior within 6" and 24" above grade. Water heaters installed in enclosed spaces require a minimum. 24" wide door for access.
- 8) \_\_\_\_\_  Provide anti-siphon valves on all exterior hose bibs.

- 9) \_\_\_\_\_  Washing machine trap and drain arm have been incorrectly installed. The rough waste height (trap at weir) shall not be less than 6" or more than 18" above finish floor. The standpipe shall not be less than 18" or more than 30", min pipe diameter of 2".

**Mechanical:**

- 1) \_\_\_\_\_  Appliances and receptacles installed in garage generating a glow, spark or flame shall be located 18" above floor. Provide protective post or other impact barrier if the appliances are at risk of damage.
- 2) \_\_\_\_\_  Provide combustion air from exterior or other approved source for all gas-fired appliances as required.
- 3) \_\_\_\_\_  Provide a spark arrestor for your chimney with screening, 1/2" openings maximum. Remove tree limbs within ten feet of chimney (tree limbs 24" or more in circumference, require a tree permit be granted).
- 4) \_\_\_\_\_  Furnaces installed in attics and crawl spaces must have an access platform (catwalk in attics), light, switch and receptacle in the space. Provide a receptacle with fusible link for furnace.
- 5) \_\_\_\_\_  All flues shall be maintained in good order and not leak at joints or couplings. Repair, secure and/or replace flues as required to ensure proper ducting of appliance.
- 6) \_\_\_\_\_  The gas service to all appliances must be provided with an epoxy coated, flexible gas connector.

**Structural:**

- 1) \_\_\_\_\_  The foundation shows extensive cracking and distress. It is recommended that a licensed professional (architect-engineer) be retained to analyze the structure.
- 2) \_\_\_\_\_  The foundation mudsill is not attached to the concrete foundation with anchor bolts. It is recommended that a licensed professional (architect-engineer) be retained to analyze the foundation.
- 3) \_\_\_\_\_  The fireplace and/or chimney show signs of distress due to settlement, defective materials or deterioration. It is recommended that a licensed professional (architect-engineer) be retained to analyze the structure.

**Miscellaneous:**

- 1) \_\_\_\_\_

2) \_\_\_\_\_

**Inspection Summary:**

In addition to the items checked above, the following deficiencies shall be corrected.

Construction has been performed for which building permits were not obtained. Review must be made by the Planning and Building Department, and then, if approved, permits may be issued to bring violation to compliance.

No correction required.

The corrections do not require permits from the Building Department.

Building and/or premises require corrections that must be **completed within 30 days**.

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

Building

Electrical

Plumbing

Mechanical

**PLEASE NOTE:**

**The corrections marked "M" must be made within 30 days. Contact the Building Department to schedule a re-inspection appointment for completed items to be checked off. There is no fee for the re-inspection. However, should the items not be corrected at the scheduled second visit, or should the owner(s) or their representatives fail to be present on site, an additional \$60.00 will be charged for the third visit to the property.**

Report Date: \_\_\_\_\_

\_\_\_\_\_  
Building Inspector

Re-Inspection Date: \_\_\_\_\_

\_\_\_\_\_

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**TOWN OF FAIRFAX**  
**BUILDING & PLANNING DIVISION**

142 Bolinas Road, Fairfax, California 94930

(415) 453-1584 / Fax (415) 453-1618

Re: , **Fairfax, CA 94930**

Dear: ,

Attached is the Resale Inspection Report and acknowledgement card, which you requested for the above referenced property. The acknowledgement card must be completed and returned to the building department at the time of sale of the property. Most important is the information pertaining to the party responsible for performing the necessary work to bring the property up to health and safety code requirements. These requirements must be completed within 30 days of the sale of the property unless otherwise specified by this department.

Please contact me at 453-1584 after the work has been completed to arrange for a follow-up inspection or if you have any questions about the report.

Sincerely

Building Inspector