



Town of Tiburon – Building Division

1505 Tiburon Boulevard, Tiburon, CA 94920, Office: 415-435-7380, Fax: 415-435-7395

RESIDENTIAL BUILDING RESALE INSPECTION REPORT

(Pursuant to Title IV, Chapter 13A of the Tiburon Municipal Code)

REPORT #: RI20-000

INSPECTION DATE: 01/00/20

This report is compiled from the results of a physical inspection of the property for compliance with the Town’s building regulations and from a good faith effort to locate and review relevant Town records for the property. The physical inspection is intended as a good faith effort to identify code deficiencies, but is necessarily limited in scope, and deficiencies may exist that were not identified during the inspection. This report is not intended to serve as a complete and thorough examination of the soundness of structure, quality of construction, or full compliance with current building codes. This report is to be provided to the purchaser prior to close of escrow. The “Notice to Prospective Purchaser”, attached to this report, should be read carefully, then signed and returned to the Tiburon Building Division.

Street Address: Assessor Parcel No: Authorized Use: Existing Use: Occupancy Classification: Construction Date/Source: Zoning: Use Permits: Variances: Accessory Dwelling Unit or JADU: Active/Pending Permits: Stop Work Orders/Holds:	 / Marin Maps None None None None None	<u>OFFICE USE:</u>	
		<input type="checkbox"/> <u>Delivered:</u> <input type="checkbox"/> <u>Additional Re-inspection Fee</u> <input type="checkbox"/> <u>Requested Additional Time</u> <input type="checkbox"/> <u>All Mandatory Items Completed & Fees Paid</u>	
		INSPECTOR:	DATE:
Expired Building Permits Never Finaled:			

NOTE: In the event there are stop work orders or permits issued that were not finaled, please be advised that pursuant to the Municipal Code, any construction or work done without required permits, inspections, and/or final sign-off may be subject to correction, fees, penalties, and/or abatement. Pursuant to Section 13-3(d) of the Municipal Code, no permit for new work on a property shall be issued until all outstanding fines, fees, and/or penalties have been paid and all inspections completed on expired incomplete permits that were never finaled.



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RESALE INSPECTION

CR means Correction Required (mandatory)
OK means In Compliance
CA means Correction Advised (optional)
NA means Not Applicable

CRC means 2019 California Residential Code
 CPC means 2019 California Plumbing Code
 CEC means 2019 California Electrical Code
 CMC means 2019 California Mechanical Code
 CBC means 2019 California Building Code
 ASTM means the American Society of Testing Materials
 ANSI means the American National Standard Institute
 UL means Underwriters Laboratories

Itemization of Deficiencies:

ADVISORY ITEMS:		OK	CA	NA	DESCRIPTION:
A1	All lighting throughout should be high-efficacy or comply with California Energy Code.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A2	All hose bibs should have backflow prevention per CPC 602.3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A3	Glazing in windows should be safety tempered when located within 24 inches of a door edge, or within 18 inches of a walking surface when pane is >9 square feet, or when adjacent to stairs, landings and ramps. All glazing located in shower/tub enclosures should be tempered in accordance with CRC R308.4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A4	All guardrail openings should be reduced to less than four inches in clear width per CRC R312.1.3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A5	Fireplaces should have tight-fitting glass doors or comply with California Energy Code.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A6	All doors should have full landings per CRC R311.3, except at non-required egress doors when there are stairs with two or fewer risers per CRC R311.3.2, Exception.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A7	All stairs with more than 3 risers must have a continuous, graspable handrail with returned ends, 1 ¼” to 2” in cross section, if circular; 4” to 6 ¼” in perimeter, if non-circular. Must be located 34” to 38” above nosing, per CRC R311.7.8.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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A8	All stairs should have illumination per CRC R303.7.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
A9	All downspouts should enter an approved storm water drain per Municipal Code Section 13-7 (b).	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
A10	Gas meter should have an emergency shut-off wrench.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
A11	Garage door(s) should have an auto-reverse device per ANSI/UL 325-1982.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
A12	Exterior lights should be sealed with gaskets or an appropriate caulking compound.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
A13	Water heater temp-pressure relief valve must discharge to an approved location, 6” to 24” to grade.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
A14	Dishwasher must discharge into building waste/drain system via an approved air gap device per CPC 807.4.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
A15	OTHER, as specified under the Detailed Description.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

Itemization of Deficiencies:

MANDATORY ITEMS:		OK CR NA	DESCRIPTION:
M1	Install smoke alarms in each bedroom, in hall leading to bedrooms, and at each floor level of dwelling per CRC R 314.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
M2	Install carbon monoxide alarms in hall immediately outside of bedrooms and at each floor level of dwelling per CRC R 315.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
M3	Install (2) seismic straps on water heater; one at the upper 1/3 of the tank and one 4 inches above control mechanism at the bottom 1/3. Additional strap is required for capacities >52 gallons. See website for guidelines.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	



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M4	Provide ground fault circuit interrupter protection for all receptacles serving kitchen countertops, within six feet of any wet bar, in bathrooms, in garage and at the exterior per CEC 210.8.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
M5	Door between dwelling and garage must be solid-core wood of a 20-minute fire-rated and listed door/door-frame assembly, and it must self-close and self-latch per CRC R 302.5.1.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
M6	Walls separating garage from dwelling must have ½ inch thick drywall on the garage side. Garages with living space above must have 5/8inch Type X drywall on garage ceiling per CRC R 302.6.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
M7	Swimming pool must have an approved enclosure and safety devices, including a 60-inch high non-climbable perimeter fence with a self closing and self latching gate that opens away from the pool area, and approved door alarms permanently mounted on doors with direct access to pool per CBC 3109.4.4.2. Alternately, an approved pool safety cover that meets the requirements of ASTM Specification 1346 or approved motion sensor floating pool alarms will satisfy this requirement. Hot tub must have an ASTM approved safety cover that locks in place per CBC Section 3109.4.4.2.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
M8	OTHER: The following imminent life-safety concern(s) and/or un-permitted work described under the Detailed Description section must be corrected.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
M9	Further investigation to determine the status of potentially un-permitted work at the location(s) described under Detailed Description section on the next page will be required by the Building Official.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	



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DETAILED DESCRIPTION:

Approved by:

Doug Haight, Building Inspector

Issue Date: 01/00/20

Expiration Date: 01/00/21

NOTE: Your resale inspection fee includes one re-inspection without additional charge. When the mandatory item(s) checked “CR” is/are completed, call the Building Division and schedule your re-inspection.

BRING YOUR COPY OF THIS REPORT TO THE RE-INSPECTION. The inspector will need it in order to sign off the mandatory items and leave it with you for your final record. All of the mandatory items must be completed at the time of re-inspection. If incomplete, a fee of \$75.00 will be charged if the inspector needs to return for an additional inspection.



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NOTICE TO PROSPECTIVE PURCHASER: You are hereby advised that the dwelling unit described in this report has been inspected by the Town of Tiburon Building Official and may have been found to have certain health and/or safety deficiencies, as well as certain expired incomplete building permits, which if found, are itemized herein. The itemized deficiencies listed as “mandatory” are those which present a serious health or safety concern and must be corrected. In the event deficiencies listed as “mandatory” are not corrected by the seller, you, as the purchaser, will be required to correct the items within thirty (30) days of the date of transfer of ownership, or such time as may be agreed to by the Building Official.

All expired incomplete building permits should be finalized by the seller prior to the transfer of ownership. Any such permits that are not finalized prior to transfer of ownership become the responsibility of the purchaser and must be finalized within thirty (30) days of transfer of ownership or such other period of time as may be agreed to by the Building Official. If all such permits have not been finalized within the time period, an administrative citation will be issued, and substantial daily penalties will accrue. As part of the filing fee for the inspection and report, the Building Official will perform one re-inspection at no additional charge. Those deficiencies listed as “advisory” do not present a serious health or safety concern and correction is recommended but not required. The scope of the physical inspection was necessarily limited, and deficiencies may exist which were not identified. The review of building records was a good faith effort, but errors or omissions may have occurred.

This report is provided for your information only and is not a substitute for obtaining an inspection by your own contractor or other expert. The property may contain code violations, safety hazards and other defects that are not contained in this report. The Town assumes no responsibility for any error or omissions in the report nor does the preparation and delivery of this report make the Town liable for any damages that may result from said errors and omissions. Please contact your local sanitary department for any additional requirements.

PURCHASER CERTIFICATION OF RECEIPT: Prior to sale or exchange of a dwelling unit, the owner shall provide the prospective purchaser with a copy of this report. The purchaser shall acknowledge receipt of the report on the original or a true copy thereof. A copy of this page of the report shall be signed by the purchaser and filed with the Building Official no later than five (5) working days after transfer of ownership.

I certify that I am the purchaser of the residential property covered by this report, and that I have received the above report prior to consummation of the sale or exchange of said residential building as required in Section 13A-7 of the Tiburon Municipal Code.

Purchaser’s Name (Please Print): _____

Purchaser’s Signature: _____