OF LARKOP

RESALE INSPECTION REPORT

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

OFFICE USE ONLY	
REPORT NO.:	_ DATE :
REPORT BY:	

PRO	DPERTY ADDRESS:	<u>A</u>	<u>PN</u> :	
SEC	TION 1. BUILDING SITE INSPECTION			
The f	following items were noted and need to be correc	cted:		
	Provide carbon monoxide alarms in the hallway leading to all sleeping rooms and on each level of the building, included basements.			
	Provide smoke alarms in the hallway leading on each level of the building, including baser alarms are functioning.		- · · · -	
	All condominium and apartments must prov	ide a Type ABC, 5 lb. fire extinguisher	to all units.	
Fire extinguisher(s) requires service. Location (units):				
	Other:			
Signa	ature of Resale Inspector	Print Name	Date	
-	TION 2. PERMITS AND PERMIT HISTORY	,		
	Most recent permits:			
	wost recent permits.			
Note: Most recent permit history is from 2001 to current, and archival records may be available at the Building Dep		be available at the Building Department.		
	Open permits:			
	Funited to a mailte.			
	Expired permits:			
	Work without permits:			
	No correction required.			
	·			
		ermit and/or Planning Department or P		

SECTION 3. FIRE DEPARTMENT RESALE REPORT

Note: Effective February 15, 2020 a separate Fire Department Resale Inspection will be required. Separate Central Marin Fire Department Resale Inspection report attached.

SECTION 4. PLANNING DEPARTMENT RECORD INFORMATION

Zoning District: _____

Use (authorized):		
Notes:		
This home was evaluated and IS listed on the	he Local Inventory of Historic Resource	es.
This home was evaluated and IS NOT on the	ne Local Inventory of Historic Resource	es.
This home has not been evaluated for listing eligible for inclusion on the Local Inventory Municipal Codes Section 18.19.020(A), will	of Historic Resources, based on the cri	
Please be advised that properties that are listed, or are e	eligible for listing, on the Local Inventory of	Historic Resources are subject to
Historic Preservation pursuant to Larkspur Municipal Cod	de, Chapter 18.19. Because historical reso	urces are considered a part of the
environment, projects that "may cause a substantial adv	rerse change in the significance of an history	orical resource" are subject to the
California Environmental Quality Act (CEQA).		
Please be further advised that the use of, or proposed	d 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.		
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).