

Residential Inspection Report Request



Community Development Department

SHMC 8.40

REQUEST FOR RESIDENTIAL INSPECTION REPORT

Signal Hill Municipal Code Section 8.40: Unless exempted from this chapter by Section 8.40.030, no person or entity shall transfer by sale, installment land contract (as defined in Civil Code 2985), lease with an option to purchase, or groundlease coupled with improvements, any real property within the city which is improved with four or more dwelling units and which is over ten years old from the date of completion of original construction, without:

- A. Obtaining from the city and providing to the prospective transferee of the property a "residential inspection report" containing the information set forth in Section 8.40.050; and
- B. Making any repairs indicated by that report as necessary to correct electrical, plumbing, heating and structural deficiencies of the residence.

Residential Inspection Fees

- | | | |
|--------------------------|------------|------------|
| <input type="checkbox"/> | 4 Units | \$574.00 |
| <input type="checkbox"/> | 5-10 Units | \$718.00 |
| <input type="checkbox"/> | 10+ Units | \$1,436.00 |

Upon issuance of the Residential Inspection Report, the owner or transferor shall deliver the report to the prospective transferee thereof as follows:

1. In the case of a sale, as soon as practicable before transfer of title;
2. In the case of a transfer by a real property sales contract, as defined in Civil Code 2985, or by a lease together with an option to purchase, or a groundlease coupled with improvements, before execution of the contract.

After delivery of the Residential Inspection Report, the owner or transferor of the subject property shall file with the Department of Planning and Community Development a copy which the prospective transferee has signed as having received.

Any corrections needed to bring the subject property into compliance with building and zoning laws of the City must be corrected prior to transfer. Failure of the seller or transferee to complete such corrections shall not relieve the buyer or transferee of initiating or completing the corrections.

To schedule a residential inspection, please complete this form and submit to comdev@cityofsignalhill.org. For more information, call (562) 989-7348.

REQUEST FOR RESIDENTIAL INSPECTION REPORT

Owner(s) Name: _____

Owner(s) Address: _____

City, State, Zip: _____

Phone: _____ Email: _____

As Owner and/or Agent, I authorize a Residential Inspection Report for the property located at:

Address: _____

Assessor's Parcel No.: _____

Zoning classification/use of property: _____

Number of Residential Units: _____

Signature of Owner/Agent: _____ Date: _____