



Community Development and Sustainability Department

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RESALE INSPECTION BROCHURE

The Resale Program was implemented in 1976 to maintain the quality of housing stock in Davis and to ensure that residential units meet minimum building codes and health, fire, and life-safety regulations.

All residential properties in the City of Davis are subject to the Resale Program and must go through one (1) of the following processes:

INSPECTION

Properties with 1, 2, or 3 residential units are subject to the Resale Inspection process. No later than fifteen working days prior to close of escrow transfer of title or change in ownership or end of any inspection period stipulated by the agreement of sale of any unit, the owner, or his/her authorized representative shall submit a completed resale application and applicable fees to the Building Division Office. An inspection date and time will be scheduled upon receipt of the completed application and applicable fees. A written report is issued within 5 working days of completed inspection and/or all necessary information has been received. The report is divided into three sections:

- Section A – Any item(s) noted in Section A must be remedied (either permitted or removed) and re-inspected by the City.
- Section B – Any item noted in Section B must be remedied, but the work will not be re-inspected by the City.
- Section C – No action is required. Any notation(s) in Section C is informational to the buyer or additional inventory for office records, etc.

The Resale Report shall remain valid until either the report is validated or 18 months from the inspection date. If there is a sale within those 18 months, one of two things must happen prior to close of sale. Either the seller completes all work necessary and obtains the validated Certificate, or the buyer agrees to complete the Report and obtain the validated Certificate within 90 days of close of escrow. Prior to close of sale, the seller must provide the buyer with a copy of both the Report and this brochure. Prior to close of sale or no later than 5 working days after the close, a copy of Page 1 of the Report that has been signed by the buyer must be submitted to the Building Division office. If there is no sale within those 18 months, one of two things must happen. Either the seller chooses to not complete all Report items and the Report will automatically be voided (Seller must reapply for another inspection prior to any future sale) or the seller completes the process and obtains the validated Resale Certificate. The validated Resale Certificate is valid for 5 years from last resale inspection date or until the property is altered without a permit for which a permit is required.

EXEMPTION

Properties with 1, 2, or 3 units are eligible for the Resale Exemption process only if the proposed close of escrow is within 5 years of the date of the on site inspection of a previously validated Resale Certificate for the property and no modification have been made to the property without a permit for which a permit is required and no outstanding permits. Prior to the sale and no less than 15 days prior to the close of the sale, the Seller must submit the application and applicable fee. There will be no on-site inspection. A Resale Exemption Certificate is issued with a copy of the most recent resale report attached. Prior to the close of sale, the Seller is required to provide the Buyer with the Resale Exemption Certificate, the

previous resale report and this brochure. Buyer and Seller are advised to compare the inventory listed in the previous Report to those amenities that currently exist on site. Any differences should be brought to the attention of the Building Division office to determine if a permit is required and if that permit has been obtained. Prior to close of sale or no later than 5 working days after the close, a copy of Exemption that has been signed by the buyer must be submitted to the Building Division office.

SELF-CERTIFICATION

Properties with 4 or more residential units are subject to the Resale Self-Certification process. The Seller must obtain the Self-Certification package from the Building Division office. Prior to close of sale, the seller or seller's representative must check the property in general and each individual unit for all of the maintenance and health and life safety items listed in the Package, complete any and all corrective work necessary and obtain any required permits, and obtain the buyer's signature and related information requested in the Package. Seller is required to submit the completed Self-Certification Package to the Building Division office for validation for the resale certificate prior to the close of sale. Seller is required to provide the Buyer with a copy of both the validated self-certification package and this brochure. Every time the property is sold, the current owner is required to complete and submit a new Resale Self-Certification Package to the Building Division office.

RESALE INSPECTION ITEMS

This is a list of the types of health and life safety code items and local regulations checked during a resale inspection. Each item is checked to the codes that were in effect at the time the house was originally constructed (or any subsequent work was done). Codes can be revised every three years, so the specific details of the requirements will vary from house to house depending on the date of construction or subsequent permits.

- Air Conditioner: Disconnect, branch or dedicated circuit, condensate/overflow.
- Bathroom(s): Shower enclosure, operable fan or window.
- Bedroom(s): Emergency egress, smoke alarms.
- Electrical (general): Devices secured, cover plates, knock-out seals, no extension or zip cords, accessibility, paddle fans, GFCI where required, cover/dead front panels, circuits properly labeled, separate circuits where required, tie bars/clips at twin 240V breakers, "S" type for 15/20 amp fuses.
- Fireplace/Insert/Wood Stove: Grouting within firebox and at hearth, adequate hearth depth/width, clearance to combustibles, exterior masonry chimney, gas line and shut off installation.
- Furnace/Heating Unit: Combustion air, gas line shut off, condensate line, overflow line, venting material, clearance to combustibles.
- Garage: House/Garage door adequate firewall integrity, self-closing (if built since 1976), electrical for any garage door opener, overhead storage, garage conversions.
- Kitchen: Air gaps, hood fan venting, drains, disposer cord clamp.
- Laundry Facilities: Standpipe, trap, sink secured to wall or floor, anti-siphon protection if threaded end of faucet, 240V outlet, gas shut-off valve and capped, flex connector, dryer vent termination.
- Local Codes/Ordinances: Designated Low Price Units, Energy Retrofit, Security Building Standards, Zoning setbacks, fencing and landscape height limitations.
- Miscellaneous: Exterior address house numbering, broken windows, rodent proofing, Fire Department approval, any outstanding permits, stairway handrails and guardrails, fire sprinklers.
- Patio Cover (Trellis, Arbor, Pergola, etc.) Zoning setbacks, construction methods and materials
- Plumbing (general): Approved materials/size/methods, traps, slope, supply lines, venting approved materials/methods, termination.
- Pool/Spa/etc. Bonding of electrical, no light fixtures within 5 feet of the water's edge, enclosure fencing, gates and door, setbacks, pool alarms.
- Smoke and Carbon Monoxide Alarms: Audible and locations.
- Sprinklers: Anti-siphon vacuum breaker valves, anti-siphon vacuum breaker devices on hose bibbs, supply line approved materials/methods, timer electrical connection.
- Water Heater: Combustion air, gas line shut off, connector, seismic bracing, pipe insulation, pressure relief discharge line with termination, venting material, clearances to combustibles.
- Water Softener: Air gap for discharge line, drain, electrical connection, bond wire if necessary.