

CITIES REQUIRING PRE-SALE INSPECTION REPORTS

COUNTY	CITY	PHONE	COST	IN BRIEF AND NOTES/ COMMENTS
LOS ANGELES	AZUSA	626-812-5235	\$53 - \$170	All properties, including vacant land, but not on first sale. Buyer to acknowledge report, six month time limit. Prices subject to change each summer.
	BEVERLY HILLS	310-285-1141	NO COST	Buyer and seller sign form. Only deals with smoke detector and water conservation.
	BURBANK	818-238-3730	NO COST	All residential, commercial, and industrial buildings required to be retrofitted with low consumption plumbing fixtures. Compliance is the responsibility of the seller/ transferor and is a condition of escrow.
	CARSON	310-952-1766	\$100 - \$150+	On-site inspection required. Six month expiration. Buyer must acknowledge.
	COMPTON	310-605-5509	\$60 + \$60/ UNIT ADD'L	Inspection required. Residential only. Call for application form. Buyer acknowledgment of residential Building Report needed.
	CULVER CITY	310-253-5800	\$96 - \$128	No inspection required. Need Report on residential and commercial properties, not vacant land. Call for application. Takes ten business days. Buyer to acknowledge. Real estate agents=payment requirements.
	EL MONTE	626-580-2050	\$195.50 - \$252.50	Inspection required. Residential and commercial properties. Buyer acknowledgment required.
	EL SEGUNDO	310-524-2380	NONE	None.
	GARDENA	310-217-9530	\$68 - \$214	Inspection required - exterior only. Report to be delivered 15 days prior to closing. Residential and commercial. Condos exempt. Buyer can sign Waiver and must acknowledge Report or Waiver.
	HAWAIIAN GARDENS	562-420-2641 x208	\$265	Inspection required. Residential and commercial properties. New construction exempt. Delivery 21 days prior to closing. Buyer to acknowledge...
	HERMOSA BEACH	310-318-0235	\$136	Residential only. Two week processing. Exterior inspection only. Six month expiration.
	RESIDENTIAL PRE-SALE INSPECTION PROGRAM	323-584-6271	\$60 - \$105+	Inspection required. Single Family one to four units and vacant land. No commercial or over four units. Six month expiration.
	INGLEWOOD	310-412-5294	\$163 - \$353 + \$11/ UNIT ADD'L	No longer accepts escrow company checks and a credit card payment is only allowed if the application is being walked in.
LOMITA	310-325-7110	\$122 PER PARCEL*	This does not include the cost of an interior building inspection. If requested by the property owner, the Los Angeles County DPW hourly rate shall apply.	



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ORANGE COUNTY OFFICE

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2200 W. ORANGEWOOD AVE #140 • ORANGE 92868

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300 N. PACIFIC COAST HWY #1075 • EL SEGUNDO, CA 90245

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LOS ANGELES	LONG BEACH	562-570-6328	\$29 & UP	The inspection and Resale Report is required for all properties in the Parking Impacted Area that have or should have a traditional garage upon close of escrow.
	CITY	213-482-6777	\$70.20 PER PARCEL	No inspection. Need for residential and vacant land. No commercial or first sale of new residential. Need application form with original signatures by Seller (and Buyer if Buyer is doing work). Six month expiration.
	CITY - DWP	213-367-4211	\$15 - \$75+	Licensed plumber to certify low-flow toilets and sign certificate. Seller and Buyer to also sign.
	LYNWOOD	310-603-0220	\$230.44	Inspection required - exterior only. Real estate agent must have business license for Lynwood to apply.
	MANHATTAN BEACH	310-802-5505	\$299	No inspection. Residential only. Application under Forms "Residential Building Report" on website. Water Conservation Retrofit required.
	MALIBU	310-456-2489	\$185	Inspection required for onsite wastewater treatment systems (OWTS).
	MONTEREY PARK	626-307-1300	\$128 - \$256+	Inspection required. Residential and commercial. Work completed or Buyer option to assume responsibility. Six month expiration. Owner or agent must apply with copy of Deed. If real estate agent is applying, POA from owner required.
	PALOS VERDES ESTATES	310-378-0383	\$113	Inspection not needed. Takes five working days. Six month expiration. Homeowner to apply or third party applicant must have City Business License.
	PASADENA	626-744-4633	\$136.99 - \$273.98	Inspection required; cannot be waived. Single-family, duplex, condos. Seller can assign correction work to Buyer and both must acknowledge. Buyer to comply within six months. Certificate valid for one year. Must appear in person to re-apply.
	RANCHO PALOS VERDES	NONE	NONE	None.
	REDONDO BEACH	310-318-0636	\$40	Residential only. No inspection unless records show violations. Buyer to acknowledge. Six months expiration.
	ROLLING HILLS ESTATES	310-377-1577	\$200 - \$300	Residential only. Buyer can choose record search only or on-site inspection. Buyer to complete application. Takes seven business days. Required to close escrow.
	SAN MARINO	626-300-0700	\$65	Residential only. Inspection fee separate. Apply in-person; qualified inspector list provided. Takes ten days. Report cannot be waived. All violations must be corrected within six months. Buyer not required to acknowledge. Two year expiration or when sold.



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LOS ANGELES	SANTA MONICA	310-458-8355	\$252	Inspection not required. Computer record online application. Cannot be waived. Buyer to acknowledge. Six month expiration.
	SIGNAL HILLS	562-989-7348	\$170-565	4-units & up residential only. Six month expiration. Buyer does not need to acknowledge. Apply in person; limited hours.
	SOUTH GATE	323-563-9500	\$63	Inspection required. Residential or residential in mixed-use units only. Code violations to be corrected within one year by Seller or Buyer. Buyer to acknowledge. One year expiration.
	TORRANCE	BLDG & SAFETY 310-618-5898	NONE	No inspection or report; Certificate of Compliance by Contractor.
ORANGE COUNTY	LAGUNA BEACH	949-497-0714	\$350	No inspection. Report required for all properties. Apply in person. Takes seven days. Real estate agent must have City Business License.
	NEWPORT BEACH	949-644-3200	\$165 - \$192+	Residential only. Inspection not required but owner to acknowledge and noted on records. 30 days to complete inspection after application. Corrections within 30 days or Buyer can assume responsibility. One year expiration.
	ORANGE	NONE	NONE	None.
RIVERSIDE	CATHEDRAL CITY	760-770-8200	\$52	The realtor / seller will receive two forms (gold and pink) of the approved inspection. These forms are to be retained by the escrow office in the escrow file. If there is no escrow, these forms are given to the person who requested the inspection.
	PALM SPRINGS	760-323-8186	\$51	Single family residencies; condominiums; duplexes; and mobile homes.
SAN BERNARDINO	SAN BERNARDINO	909-387-8311	NONE	None.
SAN DIEGO	SAN DIEGO	619-533-7485	\$10	Water Conservation Certificate verification system will identify which properties already have a valid certificate on file with the City of San Diego Water Department.
SANTA BARBARA	CARPINTERIA	805-684-5405 EXT. 452	\$245 - \$400	On-site inspection. Report cannot be waived. Buyer must acknowledge. Six month expiration.



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VENTURA	OXNARD	805-385-7925	\$37.80	Inspection not required. Residential and commercial. Buyer to acknowledge. Takes seven days. Six month expiration. Call Patricia or Ruby for fax or email of application.
	THOUSAND OAKS	805-449-2500	\$65-245	Required only if open permits - \$245. No inspection - \$65. Six month expiration. Takes ten days.
	VENTURA	805-654-2771	\$79	No inspection only review permits on file. Buyer to acknowledge.



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