



ESCROW HEIGHTS INC.

4425 Atlantic Avenue Ste. A24 Long Beach, CA 90807

Ph: (562) 912-7657 Fx: (562) 912-7670

Los Angeles County

City

Name of Report (click for web link to site or forms, if any)

Contact Phone

Cost

In Brief and Notes/Comments

Azusa

Building Application

(626) 812-5235

\$54 - \$173

All properties, including vacant land, but not on first sale. Buyer to acknowledge report, 6 months time limit. (Office Closed on Fridays) for more information please contact

Bell

Presale Inspection Report

(323) 588-6211

\$200

Not required on a refi. Please call for form

Beverly Hills

Smoke Detector & Water Conservation Plumbing Fixture Affidavit

(310) 285-1141

N/A

Buyer & Seller sign form. No inspection required.

Burbank

City of Burbank Retrofit Upon Resale

Dept of Water/Power (818) 238-3700

N/A

Water Conservation only. No Inspection. Possible deposit needed, after credit check. Buyer & Seller to sign Certificate of Compliance. For more information see

<http://www.burbankwaterandpower.com/water/conservation/retrofit-upon-resale-requirements>

Carson

Application for Residential Property Report

(310) 952-1766

\$100-Condo \$150-SFR

Residential only. Additional charge for multi unit properties. NOTE: BEGINNING JANUARY 2012, NO PERSONAL OR BUSINESS CHECKS WILL BE ACCEPTED; ONLY CASHIERS CHECKS.

Compton

For further Information, please call for form



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Schedule an Inspection (310) 605-5509

\$60

Buyer acknowledgement of Residential Building Report required. Inspection required.

Residential Only

Cudahy

Pre-Inspection Report

(323) 773-5143

\$255 (up to 5 units)

Form available at Building and Safety, payment and appointment will be made. Residential, commercial, and vacant land. Additional charges for more than 5 units.

Culver City

Report for Residential Building Records

(310) 253-5800

\$96-\$128

No inspection required. Required on residential & commercial properties only. Call for an application if needed. Turn-around time is 10 business days. Buyer to acknowledge

El Monte

Real Property Inspection Application

(626) 580-2050

\$195.50+

Inspection required. 10day turn-around. Repairs to be completed prior to closing. If buyer assumes responsibility, min bond of \$500 required.

Gardena

Property Information Report or Waiver of Property Information Report

(310) 217-9530

\$214 - \$282

Exterior Inspection, interior inspection optional. Report turnaround time is 15days. Waiver available Buyer to sign and have notarized.

Hawaiian Gardens

Presale Inspection Request

(562) 420-2641 x 217

\$265

Inspection required for sale only. Residential and commercial properties. Needs to be acknowledged by party who is assuming responsibility for repairs.

Hermosa Beach

Application for Report of Residential Building Records

(310) 318-0235

\$138

Two week turn-around time. Required on Single Family and Condo, not Commercial.

Huntington Park



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Application for Presale Records & Inspection Report

(323) 584-6271

Fees Vary

Inspection Required on Residential, not Commercial. Fees Vary; SFR \$165, Multi-Unit \$60 (per unit), Condo \$60. Condo - Interior inspection only

Inglewood

For further Information, please call for form

(310) 412-5294

\$224+

Exterior/Interior of Garage Inspection. Buyer/Seller to acknowledge once the report is completed. Call for Form.

Lomita

Residential Property Report Application

(310) 325-7110

\$122 per parcel*

*This does not include the cost of an interior building inspection. If requested by the property owner, the LA County DPW hourly rate shall apply.

Long Beach

For further information, please call or review website

(562) 570-6328

Varies \$28 and UP

The Inspection and Resale Report is required for all properties in the Parking Impacted Area that has or should have a traditional garage (Map)

<http://www.longbeach.gov/civica/filebank/blobdload.asp?BlobID=24258>

Los Angeles City

9A Report

(213) 485-2216

\$70.20/per parcel

No inspection. Residential and vacant land. Need application form with original signatures by Seller (Buyer to sign if assuming responsibility.) Report can be ordered online (see link).

Los Angeles City Dept of Water & Power

Water Certificate

(213) 367-3526

\$15 - \$75 and up

Licensed plumber to certify low flow toilets and showerheads and sign Certificate of Compliance. Seller and Buyer sign. • The LA Certificate of Compliance can also be signed by a general Contractor, Certified Retrofitter or Agent/broker.

Lynwood

Pre-Sale Real Property

(310) 603-0220 x289



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\$230.44 Vacant Land - \$250

Exterior Inspection only (Drive-By). Buyer/Seller to acknowledge (wet signatures required). Call for an application. Bank owned properties are required to submit TDUS and POA. Real Estate Agent to have business license for Lynwood.

Malibu

Septic Certification or Waste Water Operating Permit

Any Various Septic Company

Fees Vary Applies only to properties that have septic systems.

Manhattan Beach

Residential Property Records Report

(310) 802-5505

\$299.00

No Inspection required. Residential Only. Form found in city link under the Forms Section "Residential Building Report". Water Certificate is also needed

Maywood

Pre-Sale Home Inspection

(323) 562-5727

\$110.00

Presale inspection required, Fees \$110 per inspection, under the same roof. An additional \$50 license fee is required for the inspecting agent. Contact (323) 562-5723

Palos Verdes Estates

Application for Real Property Records Report

(310) 378-0383

\$113

Inspection not required. 5 business day turn-around. If agent submits, he/she must be have a city business license.

Pasadena

Occupancy Inspection Program Application

(626) 744-4633

\$139.05/per unit

Inspection required. 2-3 day turn around for report completion. Seller can assign responsibility for corrective work to buyer.

Redondo Beach

Application for Report of Residential Building Records

(310) 318-0636

\$40

Residential. If violation exists, inspection required. Buyer to acknowledge.

Rolling Hills Estates

Building Permit Disclosure and Inspection Ordinance.

(310) 377-1577 x104



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\$200 - \$300

This report is at BUYERS option and expense

Rolling Hills

The Rolling Hills Community Association (RHCA) is the homeowner's association for all properties in the City of Rolling Hills

(310) 544-6222

Fees Vary

Rolling Hills is it's own city with no city report but there is an HOA with dues that are based on each property and act like property taxes. No Upfront Fee.

San Marino

Residential Compliance Certificate

(626) 300-0700

\$65

Residential only. Inspection fee separate. Apply in person, they will provide list of individuals or firms allowed to do inspection. Report cannot be waived. Buyer not required to acknowledge report. All violations must be corrected within 6 months. Takes 10 business days.

Santa Monica

Application for Report of Residential Building Records

(310) 458-8355

\$241.49

Inspections not required. Computer generated report. Report can be ordered online (see link). Cannot be waived. Buyer must acknowledge. Good for 6 months. Look for application form under "Forms - Public Records - Public Records Request".

Santa Monica

Retrofit Upon Sale Online Application

(310) 458-8459

Fees Vary

Inspections are required if the building was constructed prior to 1994 and has not been issued a Certificate of Compliance for a previous sale

Signal Hill

Residence Inspection Program

(562) 989-7348

\$170 - \$565

1-4 Multiple Unit residential properties. Valid for 6 months. Buyer does not need to acknowledge. Must go to City to obtain application, 10:30-11:30 Monday-Friday.

South Gate

Pre-Sale Property Inspection Report Application

(323) 563-9500

\$63



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Inspection required. Residential only or residential in mixed use units. Code violations to be corrected within a year by Seller or Buyer. Buyer to acknowledge. Report is good for one year.

Torrance

Smoke Detector Certificate of Compliance

(310) 618-5910

No inspection required. Contractor to complete the Smoke Detector Certificate of Compliance

West Hollywood

Gas Shut Off Valve Installation Program

Orange County

City

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Laguna Beach

Real Property Report

(949) 497-0714

\$350

All properties, including commercial and vacant land. Realtor needs to have his City Business

License to show. Takes 7 days.

Laguna Woods

HOA Documents

(949) 597-4219

Call for details

For HOA Information please call or visit website

Newport Beach

Building Report Information

(949) 644-3288

Single Family Residence /Condo (1 unit) \$165. Duplex \$192. Over 2 units \$11 per unit

Residential properties only.

Riverside County

City

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Cathedral City

Smoke Detector Inspection

(760) 770-8200

\$52



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On-line inspection appointment only. Must be paid with credit/debit card at the time of scheduling. The realtor/seller will receive two forms

Palm Springs

Smoke Detector Inspection

(760) 323-8186

\$51

Single family residences; condominiums; duplexes; and mobile homes.

Perris

Water Service

(951) 943-4610

\$125

Single family residences; condominiums; duplexes; and mobile homes. Price increase as of 08/11/14.

San Diego County

City

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In Brief and Notes/Comments

San Diego

Water Conservation Verification Certificate

(619) 515-3500

Water Conservation Certificate (Certificate) verification system will identify which properties already have a valid Certificate on file with the City of San Diego Water Department

San Francisco

City

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Contact Phone #

Cost

In Brief and Notes/Comments

San Francisco

Application for Report of Residential Building Record

(415) 558-6080

\$160 as of February 28, 2015

Residential only. City does not inspect, but needs to get a licensed contractor to do so. Valid for one year. Buyer does not need to sign off. Each building needs its own application.

San Francisco

Bureau of Fire Prevention Permit Application

(415) 558-3300 (Fire Dept)



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\$330 + \$344/year

Residential only. Check if property contains stationary tank, if there is a cap on sidewalk or a generator for above ground or portables. Buyer must apply. There is a one time cost of \$330 and a yearly tax license of \$344, paid through Tax Collector. Fire Dept will inspect tanks yearly. San Francisco

Certified Energy and Water Conservation Inspectors
(415) 558-6220

Residential only. Energy Conservation required only once in lifetime of home and will be noted on the 3R report. The water conservation is required each time of transfer. Go to website to find City approved inspectors. Inspector normally charges flat fee for all inspections and filing fees.

Ventura County

City

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Oxnard

Report of Building Records

(805) 385-7840

\$38.34

Residential and commercial. Buyer to acknowledge. Good for 6 months. Contact office directly to receive form.

Port Hueneme

Residential & Commercial Building Records

(805) 986-6500

\$43-\$107

\$47 Report fee. All other prices are listed on the application. Has option of report only or report and inspection. Required for residential and commercial. Buyer can waive with signature

Thousand Oaks

Application for Report of Residential Building Records

(805) 449-2500

\$65 - \$245

Inspections required only if there are open permits, cost is then \$245. No inspection cost is \$65. Good for 6 months.