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 18 months from last resale inspection date or until the property is altered without a permit for which a permit is required.

The City does not provide appointment reminders. To cancel or reschedule your appointment, please call (530) 757-5610 with as much advance notice as possible. Please note that missed resale inspections incur a $123.00 missed inspection fee, and are rescheduled as if it were a new application. All rooms, closet, garages, etc. shall be accessible during the inspection and the inspector should be able to move around freely. Should the inspector not be able to inspect all areas of the property, you may be subject to a re-inspection fee. All animals and children should be supervised at all times during the inspection. Vacant or staged houses shall be free on any personal items or possessions (i.e.
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.
- 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.