



Report of Residential Building Record (RBR)

This inspection does not include an evaluation of the operating systems, structural or seismic safety of the structure, and does not constitute a full disclosure of all material facts affecting the property. The City recommends that buyers obtain the services of a private home inspection firm to do those detailed types of inspections.

Report Expiration Date: 01/25/26

[illegible]

Note: Common area and HOA permits on file at City's website.

Note: The above represents the record of permits that are on file with the City of San Rafael. The City encourages and recommends that the property owner compare the City permit records with their personal records to reconcile any discrepancies in this report. The property owner is encouraged to produce any plans, missing permits, and documentation in order to clarify and/or help resolve any potential violations identified in this report.

This report is valid for 6 months from date of issuance unless extended by endorsement below:
(Maximum extension is 3 months, and request for extension must be in writing. **Extension must be requested before expiration date.**)

Extended from : to: by:

City of San Rafael - Building Inspection
Division Report of Residential Building Record

Record of Planning Projects & Code Enforcement Cases (Can be Reviewed at City Hall):

Project No. None

Approval Date:

For:

Case No. None

Date Issued:

For:

Status:

Accessory Structures Located on Property at Time of Inspection:

- ☐ Detached Garage(s)
- ☐ Accessory Building(s)
- ☐ Storage Shed(s)
- ☒ Deck(s) Balcony at living room
- ☐ Other

Section A: Residential Dwelling Units at Time of Inspection

Authorized Dwelling Units: ☐ Single Family Dwelling ☐ Single Family Dwelling with 2nd Unit

☐ Duplex ☒ Condominium/Townhouse ☐ Apartments

Number of Bedrooms: 2 Number of Bathrooms: 2

Number of dwelling units observed at the time of inspection: 1

- ☒ No undocumented dwelling units observed.
- ☐ A second kitchen as defined by the San Rafael Municipal Code has been observed during this inspection. While a second kitchen is not a violation of San Rafael Municipal Zoning regulations, it may not be used by a separate household or in conjunction with an unpermitted additional dwelling unit and will require permits to legalize. The second kitchen is described as follows:

Description:

- ☐ An undocumented and possibly illegal additional dwelling unit has been identified during this inspection. Information must be submitted to document this unit's legality, a permit for this unit must be obtained to legalize it, or the unit must be abated. This issue has been referred to the Code Enforcement Division for follow-up. The undocumented unit is described as follows:

Description:

Section B: Violations Requiring Routine Permits, Inspection and Approval

Permits for these items may be obtained at the Building Division Public Counter in City Hall anytime during regular business hours. If these permits are obtained and the inspection approval granted within 15 days after the issuance of this report, no enforcement action will be taken by the City. Failure to do so will result in the issuance of a Notice & Order.

- | | | |
|---|--|---|
| ☐ Replace Electric Service | ☐ Exterior Siding | ☐ Other: |
| ☐ Reroofing | ☐ Window Replacement | ☐ Other: |
| ☐ Wood Stoves and Inserts | | ☐ Other: |
| ☐ Water Heater Replacement | ☐ Furnace and/or Duct Replacement | ☐ Permits previously issued that have expired (see page 1) |

Section C: Violations Requiring Plans, Permits, Inspection and Approval

The following unpermitted work requires plans for review and the appropriate City permits. The Code Enforcement Division will be mailing the owner of record a "Notice and Order" regarding these violations. This notice will provide a more detailed explanation of the violations and required remediation, as well as establish timelines for which you shall: submit plans, obtain a permit, perform the required remedial construction work (if needed), receive City inspections, and finalize the permit.

For questions and assistance, please contact our Building Technicians at 415-485-3367.

- | | | |
|--|---|---|
| ☐ Electrical Circuits | ☐ Retaining Walls | ☐ Basement Conversion |
| ☐ Deck/Stair | ☐ Remodel Laundry Room | ☐ Garage Conversions |
| ☐ Accessory Structures | ☐ Remodel Bathroom(s) | ☐ 2 nd Unit |
| ☐ Structural Modification | ☐ Remodel Kitchen | ☐ Other: |
| ☐ Self-Contained Spa | ☐ Attic Conversion | ☐ Other: |
| ☐ Additions | | ☐ Permits previously issued that have expired (see page 1) |

Detailed Description

Section D: Advisory Notations Only (No Action Required)

PLEASE NOTE: The resale report results and/or findings may be appealed to the Community Development Director by the property owner or his/her authorized representative. All appeals must be filed in writing with the Community Development Director within fifteen (15) working days of the date of issuance of this report and accompanied by a filing fee of \$100.00. The Community Development Director shall review and render a written determination on the appeal within 10 working days of the filing date of the appeal.

RETURN RECEIPT AND BUYER'S CERTIFICATION

Report No. R2507-011

Date: 07/29/25

Address: 401 North Ave #210

As Owner/Seller, I certify that I have received the report and a copy of this report has been given to the buyer along with this form.

Seller's Signature Date

Print Name

Please note: It is mandatory that the Buyer return this certification to the City prior to close of escrow in order to comply with the San Rafael Municipal Code Section 12.335.080.

In conformance with the requirements of the San Rafael Municipal Code, I certify that I am the **BUYER** of the residential building(s) noted above, and that I have received and read the RESIDENTIAL BUILDING RECORD prior to the consummation of the Sale or Exchange of said residential building(s).

Buyer's Signature Date

Print Name

COMPLETE THIS FORM AND MAIL TO THE FOLLOWING ADDRESS:

**CITY OF SAN RAFAEL
Building Inspection - RBR
1400 Fifth Avenue
San Rafael, CA 94901**

Please Note: As of July 01,2023, the City is no longer offering refunds for the Residential Building Report due to having a clean report and returning the buyer's certification.