

**DEPARTMENT of COMMUNITY DEVELOPMENT**

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

Property Information Report or Waiver of Property Information Report

(Required for Sale of Property located in the City of Gardena)

Fee: \$513.00 – exterior only inspection**\$658.00 – exterior and interior inspection**

Pursuant to Chapter 15.40 of Title 15 of the Gardena Municipal Code, (GMC) the seller and/or licensed real estate broker is required to obtain a property information report and deliver the report to the buyer no later than 15 days prior to the consummation of the sale or exchange of the property. The buyer or transferee must sign the report and return it to the Building & Safety Division as evidence of compliance with this chapter.

Property Information Reports provide you with important information on the status of the property and structures and restrictions applicable to the property, based upon a review of city records and an exterior inspection. The report will identify all permits issued for the property, zoning and other restrictions, and the results of an exterior inspection of the premises (Upon request an interior inspection may be conducted). Prior authorization is required from the seller and/or agent to conduct interior inspections. **(If interior inspection is applied for within 6 months of the original exterior-only inspection, an \$88.00 (hourly) re-inspection fee will be charged.)**

Inspection pursuant to GMC Section 15.40.040 does not constitute a warranty or guarantee by the City that violations other than those disclosed do not exist. Inspection shall not stop the City from taking all appropriate actions necessary should a violation subsequently be discovered. The City assumes no liability for failing to discover a violation, and for failing to report the same. (Ord. 1474 § 3 (part), 1994)

Address of Property Being Sold:	
Name and Address of Seller:	
Name and Address of Broker or Agent:	
Date in Which Escrow Will Close:	
Name and Address of Buyer:	
Entry Code to Gate if Property is in a Gated Community	Is this Property Vacant?

REQUEST FOR PROPERTY INFORMATION REPORT: I hereby request that the City prepare a Property Inspection Report and authorize and grant permission to the City Inspector to enter on and inspect the premises being sold as indicated.

SIGNATURE OF SELLER OR BROKER:	
NAME (I will personally pick up the report):	Phone No:
ADDRESS: (I request the report be mailed to):	
EMAIL (I request report to be emailed to):	

FOR OFFICE USE ONLY

Fee Received:	Date:	Received By:
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If the buyer or transferee does not wish to obtain a Property Information Report, they must sign a WAIVER, which must be delivered to the city Community development Department offices at least 20 days prior to the consummation of sale.

REQUEST FOR WAIVER OF PROPERTY INFORMATION REPORT: As purchaser of the above described property, you have the option to waive your right to obtain a property information report. The Waiver does not release the buyer from the responsibility of correcting any preexisting zoning, fire, health, building, or safety violations. Said Waiver must be signed by the buyer, notarized, and filed with the City Community Development Department offices.

WAIVER CERTIFICATION: This is to notify the City of Gardena that I, _____, as buyer of the property being sold have read the above and with that understanding I knowingly waive my right to the property information report and release the seller and/or broker from any responsibility to apply for the report as set out in this Chapter.

ADDRESS OF PROPERTY BEING SOLD:	
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SIGNATURE OF PURCHASER:	DATE:
PURCHASER'S ADDRESS:	PHONE NO:

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____)

On _____ before me, _____, Notary Public,

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____(Seal)