



CITY OF BELL

APPLICATION FOR PRESALE INSPECTION REPORT

Pursuant to City of Bell City Ordinance No. 1173, the undersigned does hereby apply for and allow for an inspection and report of the below described property for compliance with building and zoning ordinances of the City of Bell. Please read the entire application and Ordinance completely prior to signature and submittal to the Department of Building and Planning. In particular, please note Section 15.38.070, Exceptions.

The Department of Building and Planning shall review pertinent City records and inspect the subject premises from a position external to, or at perimeter entrances or windows of residential building structures (garages and other nonresidential structures may be entered during inspection) for the purpose of ascertaining compliance with relevant zoning regulations, and ascertaining that major structural additions, modifications and alterations apparent during inspection have been made with the appropriate permits. The field inspection is limited to structural additions, modifications or alterations apparent from a position external to, or from the perimeter entrances and windows of a residential building structure.

The Seller/Applicant hereby agrees to have the City forward a copy of this Application to the Escrow Company, herein named, and to have such included in said Escrow instructions. Should the name of the Escrow Company not be available at the time of application, the Seller/Applicant hereby agrees to provide this information no later than five days from the date of the opening of Escrow.

Applicant warrants that he, or his principal, has a fee ownership interest in the subject property and that he/she has the authority to grant the permission hereby given to perform the inspection by the property owners.

IF THE OWNER OF THE PROPERTY IS NOT APPEARING IN PERSON TO SUBMIT THIS APPLICATION, HIS/HER SIGNATURE MUST BE NOTARIZED PRIOR TO SUBMITTAL AND INSPECTION.

The City disclaims any liability for the failure of such inspection and report to detect or disclose a building or zoning code violation and the City does not waive any rights, by preparing and issuing this report, to require at any time the full compliance to the appropriate building and zoning codes. The Seller of the property is required to deliver a copy of the report produced as a result of this request to any buyer prior to entering into any agreement for sale of the subject property. Further, the Seller is required to obtain and return to the Department of Building and Safety a copy signed by all Buyers of said report. The Owner and Applicant should be aware and understand that any violation determined during this inspection will require correction regardless of a change of ownership, or change of circumstance by the Owner, the Owner's Agent, or other persons involved.

IF ANY VIOLATIONS ARE DISCOVERED BY THE CITY OF BELL, THE SELLER/OWNER SHALL CORRECT SUCH VIOLATIONS WITHIN A PERIOD OF TIME AGREED TO BY THE DIRECTOR OF BUILDING AND SAFETY OR HIS DESIGNEE.

"I have read and understand the conditions of the above statements and concur with the terms and conditions herein contained."

OWNER /APPLICANT SIGNATURE: _____ **DATE:** _____

RESIDENTIAL FEES

Single Family Dwelling.....	\$200
Additional Units.....	\$75/unit

COMMERCIAL/INDUSTRIAL FEES

Commercial/Industrial Units	
Up to 3000 Square feet.....	\$500
3,000 – 5,000 Square Feet.....	\$600
Any Square Feet above 5,000.....	\$100/thousand sq ft

CITY OF BELL

PRE-SALE INSPECTION REPORT INFORMATION

PLEASE PRINT, FILL-IN ALL OF THE BLANKS. Note: Missing information will cause a delay in the receipt of your report

Date Received: _____

LISTING PERIOD: ___ 30 DAY ___ 60 DAY ___ 90 DAY OR MORE

HAS THE PROPERTY ENTERED ESCROW ___ YES ___ NO IF SO, ESCROW CLOSING

DATE: _____ & ESCROW COMPANY: _____

ADDRESS: _____ PHONE No: _____

PROPERTY ADDRESS: _____ BELL, CA 90201

NUMBER OF UNITS: _____

CURRENT PROPERTY OWNER INFORMATION

NAME: _____ PHONE # _____

HOME ADDRESS: _____

MAILING ADDRESS: _____

PROSPECTIVE BUYER INFORMATION (If Available)

NAME: _____ PHONE # _____

HOME ADDRESS: _____

MAILING ADDRESS: _____

REAL ESTATE AGENCY INFORMATION

NAME OF AGENCY: _____

BUSINESS ADDRESS: _____

BUSINESS PHONE No: _____

BROKER/AGENT: _____

THIS FORM MUST BE FILLED OUT ENTIRELY AND KEPT ON FILE AT CITY HALL.

FOR STAFF USE ONLY

Date Inspected: _____ Site Plan: ___ Copies of Permits: ___ Site Inspection: ___ Reports: ___

Building: _____ Date: _____

Planning: _____ Date: _____

Code Enforcement: _____ Date: _____

TOTAL FEES DUE: _____ DATE COLLECTED: _____