

City of Carpinteria
INSPECTION ON SALE REPORT



FREQUENTLY ASKED QUESTIONS

WHAT IS THE PURPOSE OF AN ISR?

An Inspection on Sale Report (ISR) provides a disclosure to sellers and potential buyers of residential properties regarding zoning and permitting of the property based on a records search and physical inspection of the property. The report provides the opportunity to resolve issues which may be present on the property.

WHO NEEDS TO GET AN ISR?

ISRs shall be obtained by anyone selling a residential property in the City of Carpinteria, with exceptions for condominiums in developments of four or more units. Apartment buildings are also required to obtain an ISR prior to sale.

HOW MUCH DOES AN ISR COST?

1-3 Units \$280 | 4 Units \$455 | >4 Units = \$455 + \$30 each unit

WHEN DO YOU NEED TO APPLY FOR AN ISR?

The City of Carpinteria Municipal Code §15.18.030 requires that the ISR report be provided to the buyer no less than five days prior to the transfer of the property. Proof of receipt of the report must be submitted to the City prior to the transfer of the property. This generally requires that an application for an ISR be made at least two to three weeks prior to the expected closing date. **The inspection will be completed within ten days of receipt of the application.** The report provides opportunity to resolve issues which may be present on the property. ISRs are valid for six months from the date of application.

DOES AN ISR SERVE AS A HOME INSPECTION?

No, an ISR is not intended to substitute for a typical contractor home inspection associated with a residential sale. Although the City building inspector may observe or note building code deficiencies, the process does not include a comprehensive building and home inspection.

WHAT HAPPENS IF A VIOLATION IS FOUND?

Observed violations will be noted in the ISR and provided to the seller and buyer. A violation observed during an ISR inspection will not automatically require correction prior to the transfer of the property. The violation will be noted and a warning or compliance order addressed to the property owner of record at the time of the discovery of a violation will be mailed. Violations resulting in an unsafe habitable situation may result in a more immediate action required to correct an unsafe condition.

HAVE MORE QUESTIONS? Please contact the Community Development Department at (805) 755-4410 or 755-4451 or via email at LorenaE@ci.carpinteria.ca.us or Marysols@ci.carpinteria.ca.us. You may read the full text of the CMC §15.18 online @ <https://library.municode.com/index.aspx?clientid=16248>.

WHAT INFORMATION IS PROVIDED IN AN ISR?

- Permit History: Building Permits, Land Use Permits
- Approximate Lot Dimensions
- Number of Units Permitted
- Maximum Lot Density
- General Zoning Information
- Site Inspection: Number and types of buildings on site, parking, walls, fences, setbacks
- Smoke and Carbon Monoxide Alarms
- General Building Safety
- General Zoning Conformance