



CITY OF SOUTH SAN FRANCISCO

CODE ENFORCEMENT DURING HOME INSPECTIONS

The City of South San Francisco has assigned code enforcement to the SSF Fire Department (SSFFD). During required home inspections prior to the sale of a home, SSFFD will identify any condition in the home that affects health, safety or constitutes blight. Depending upon the nature of the infraction, buyers and sellers may find their transactions delayed or otherwise affected until the code violations are remedied. Please be advised that SSFFD can and will assess fines or other penalties, if warranted. Below, please find additional information about SSF's code enforcement program, what violations are often cited, and how SAMCAR can assist your agents should they encounter any code enforcement issues that affect the close of escrow.

I. SSF Home Safety Inspection

- a. At the point of sale, an inspection by the Fire Prevention Division is required to ensure that smoke detectors and water heaters are properly installed. Additionally, the property is also surveyed to ensure that window bars over bedroom windows are equipped with releasing hardware. Lastly, the property will be inspected to ensure that no other serious health or safety violations exist.
- b. The cost of the inspection is \$125.00.
- c. The inspection must be conducted by SSFFD – you may not use another home inspection company.

II. SSFFD Pre-Inspections: No Charge

- a. SSFFD will conduct a pre-inspection, prior to the property being placed on the market. At that time, you will be made aware of any existing code violations. SSFFD will provide limited consultation services to assist in your clients' efforts to comply with applicable codes.
- b. A pre-inspection will not trigger any further inquiry by SSFFD. SSFFD becomes involved only when violations are noted during the actual pre-sale home inspection.
- c. REALTORS® are encouraged to use this service as soon as you take a listing. Identifying potential violations upfront will mitigate future costs and delays in closing escrow.

III. Common violations

Accumulation of abandoned, discarded, or dilapidated vehicles, appliances, furniture, etc.	Overgrown, dead, decayed, diseased or hazardous trees, weeds or other vegetation.
Dilapidated, abandoned, boarded up, or partially destroyed properties that have broken windows or are left in a state of partial construction for an extended period of time.	Unsecured properties. Fences or gates which are sagging, leaning, fallen, decayed or extend into right-of-way.
Graffiti.	Pooled oil, water or other liquid accumulation, flowing into the street.
Existence of any body of stagnant water or other liquid in which mosquitos may breed.	Awnings, covers, canopies, umbrellas, screens or other window coverings or structures which are damaged or in a state of disrepair.
Blocked exits or non-existent exits.	Smoke detectors and Carbon Monoxide alarms not installed in or near sleeping areas.
Inoperable smoke and carbon monoxide detectors and alarms.	Bars on windows and doors that are not self-releasing.
Water heaters not properly secured, vented or raised.	Non-permitted windows that do not meet egress requirements.

IV. Who to contact at SSFFD

SSFFD has a Distressed Property Specialist to handle violations that impact transactions. For immediate assistance, **please contact Aimee Greco, at (650) 829-6645.**

V. Who to contact at SAMCAR

- a. Any SAMCAR member who needs assistance regarding violations and/or fines, and is unable to resolve the matter with SSFFD, should contact SAMCAR’s Government Affairs staff. We will serve as your liaison and make every effort to resolve your concerns and issues.
 - i. **Michon Coleman, Director** | (650) 696-8204 | mcoleman@samcar.org
 - ii. **Paul Stewart, Coordinator** | (650) 696-8209 | paul@samcar.org

PLEASE SEE COMPANION BROCHURES FOR ADDITIONAL INFORMATION