



SAN FRANCISCO 3R REPORT DISCLOSURE

(C.A.R. Form SF-3R, 11/12)

This disclosure concerns the residential property situated in the City of San Francisco, County of San Francisco, State of California, described as ADDRESS ("Property").

- San Francisco Housing Code Section 351(a) states, "Prior to the sale or exchange of any residential building, except the first sale or exchange, if this occurs within one year of the date of the Certificate of Final Completion of the construction of the building, the owner thereof, or their authorized agent, shall obtain from the Department of Building Inspection, a Report of Residential Building Record. Such Report of Residential Building Record shall be delivered by the owner, or the authorized agent of said owner, to the buyer or transferee of said residential building prior to the consummation of the sale or exchange thereof, and the buyer shall file with the Department of Building Inspection, a receipt therefor, on a form furnished by said Department... It shall be unlawful for the owner of such residential building to sell or exchange same without first having obtained and delivered to the buyer the Report of Residential Building Record herein provided for... In addition to the foregoing, any person licensed by the State of California to sell property shall provide upon request, to any prospective buyer a copy of the Report of Residential Building Record issued in the manner herein above required for any residential property which the real estate broker has listed for sale."
- 3R REPORT DEFINED:** The Report of Residential Building Record is commonly referred to as a 3R Report. The 3R Report is a summary prepared by the Building of Department Inspection (DBI) that contains important information about the legal history of any building on the Property such as: (i) the present authorized occupancy or use, (ii) the zoning, (iii) the building code occupancy classification, (iv) the building permit application history and status of building permits, (v) the number of residential buildings and units, and (vi) other information useful to buyers. For a complete list of the items contained in the 3R Report, refer to the San Francisco Housing Code Section 351(c). A 3R Report does not list: (i) the electrical or plumbing permit history, (ii) cancelled or withdrawn building permit applications, and (iii) any building permits taken for the commercial portion of the building.
- 3R REPORT DISCLAIMER:**
3R Report is not based on a physical examination of the property. Therefore, buyers should not rely on a 3R Report as a substitute for building inspections performed by professionals. In addition, the 3R Report is compiled from San Francisco ("City") records and may omit critical information or contain incorrect information, as over the years relevant documents may have been misplaced, destroyed, or incorrectly entered into the City's computer system. The 3R Report does not certify that the property is in compliance with the planning or building codes. The City may still enforce any and all violations of existing codes despite any omissions or errors contained in the report. If the 3R Report lists the word "UNKNOWN" next to the present authorized occupancy or use category, the DBI should be contacted directly for more information and to learn how, or if, it is possible to remedy this "unknown" classification.
- BROKER DUTY:** A real estate broker's duty to inspect property improved with one to four residential units pursuant to California Civil Code Section 2079.3, does not include or involve an inspection of public records or permits concerning the title or use of the property. It is Buyer's sole responsibility to investigate the accuracy of the 3R Report. Buyer may wish to hire an experienced consultant to assist with review of the 3R Report before removing any sale contingencies.
- A 3R Report must be obtained for each residential building located on the same lot, each condominium unit, and each co-op unit. Hotels and motels containing thirty or more guest rooms are not considered residential buildings and therefore do not require a 3R Report given prior to sale or exchange.

Reviewed by _____ Date _____



ADDRESS

Property Address: _____ Date: _____

6. For more information or to request a 3R Report, you may visit or contact the Department of Building Inspection at: 1660 Mission Street, San Francisco, CA 94103 (415) 558-6081 www.sfdbi.org

7. If checked, a copy of the 3R Report for this Property is attached to this Disclosure.

By signing below, Buyer acknowledges that he or she has read the above disclosure and understands its contents.

Date _____ Date _____

BUYER _____ BUYER _____


(Print name)

(Print name)

(Address)

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