



320 Palos Verdes Dr W
Palos Verdes Estates, CA 90274
(310) 373-6721

COMPLETION AND COMPLIANCE INSPECTION AND REPORT APPLICATION

Owner _____ Phone _____
Property Address _____ Email _____
Mailing Address _____
Lot _____ Block _____ Tract _____ Original Plan # _____

Escrow Closing _____
Received Date _____
Fee \$250.00 _____ Receipt # _____

PLEASE FORWARD TO:

Name _____
Address _____
Email _____
Phone _____

- 1. **Is there a dog on the property (inside or outside)?** _____
- 2. **Can we access the backyard?** _____ **Are there any locks?** _____
- 3. **Is the property vacant?** _____
- 4. **Inspection requested by: (Property Owner or Authorized Representative)** _____

This Palos Verdes Homes Association (PVHA) and Art Jury Completion and Compliance Inspection and Report must be authorized and requested by the property owner of record.

The purpose of this inspection is to verify the existing conditions correspond to the Art Jury approved plans on file with PVHA. The report will identify non-approved conditions. The inspection does not warrant workmanship, building code compliance, certify locations of structures and landscape relative to property lines. The inspection does not verify accuracy of property lines, lot coverage, or possible encroachments on to city land or neighboring adjacent properties.

This report is for the use of the property owner. It is not intended to relieve a seller or seller's agents from any disclosure obligations. It is not to be regarded as an approval of any condition on the property.

Applicant hereby fully releases Palos Verdes Homes Association from any liability as a result of the Completion and Compliance Report and agrees to indemnify PVHA against any claim from any third party that may result from the Report.

NOTE: Property owners (sellers) in Palos Verdes Estates must also obtain a real property report directly from the City of PVE per PVEMC 5.25.030.

APPLICANT'S NAME & SIGNATURE DATE

Overview of the Completion and Compliance Inspection:

Properties in the City of Palos Verdes Estates and the Miraleste section of the City of Rancho Palos Verdes are subject to recorded deed restrictions. The Palos Verdes Homes Association is responsible for the enforcement of these restrictions. We believe it is in the best interest of a prospective buyer to request the seller that a Completion and Compliance Inspection be ordered on the property they are in escrow. This inspection will determine whether the home is in compliance with the Palos Verdes deed restrictions and if not, what are the non-compliant items. A fee will be charged to perform this inspection and there may be some additional fees due for "after the fact" construction. Failure to follow these recommendations will result in the new owner assuming all non-compliant conditions, as well as the obligation to correct any violation which may exist.

Overview of the Completion and Compliance Inspection:

- Can only be ordered by current homeowner, listing agent or escrow officer
- Inspection fee as of August 2020 is \$175.00. There may be more fees due after inspection for as-built non-complying items.
- Buyer is aware that they will become responsible for all non-compliant conditions once escrow closes.
- Allows seller and their agent to disclose all non-compliant conditions which they may or may not have knowledge of.
- During the inspection photos are taken of all exterior elevations of the house and front, side and rear yards (the inside of house is not inspected)
- These photos are compared to the existing approved plans at the Palos Verdes Homes Association verifying that construction matches the plans
- Further research is done by reading the historical minutes and the documents in the master file for the inspected house
- A report is written with the findings of the Completion and Compliance inspection and forwarded to the person who ordered the report. It is up to them to disseminate the report to appropriate parties.
- If there are non-compliant items found during the inspection, once the as-built fees are paid, the items are reviewed in the weekly Art Jury meeting. Three things can happen:
 1. The item can be accepted
 2. The item can be accepted until the time of a future remodel
 3. The item will need to be corrected within a given time period
- The result of this inspection does not affect escrow closing.

IMPORTANT NOTICE TO PROSPECTIVE HOME BUYERS:

Properties in the City of Palos Verdes Estates and the Miraleste section of the City of Rancho Palos Verdes are subject to recorded deed restrictions. The Palos Verdes Homes Association is responsible for the enforcement of these restrictions. We believe it is in your best interest to request the property be in compliance with the recorded deed restrictions and this compliance be a condition of purchase of any property within Palos Verdes Estates and the Miraleste section of the City of Rancho Palos Verdes. You are strongly advised to contact the Homes Association to determine whether the property you are considering for purchase is in compliance with these deed restrictions. A Completion and Compliance inspection is required to make this determination and a fee will be charged to perform this inspection. Failure to follow these recommendations will result in your assuming all non-compliant conditions, as well as the obligation to correct any violation which may exist.