



NOTICE CONCERNING INFORMATION IN 3-R REPORT

SAN FRANCISCO ASSOCIATION OF REALTORS® STANDARD FORM

This form is intended for use primarily in San Francisco and the northern peninsula.

For the Property at: 123 Sample Form, San Francisco, CA 94ABC

1. Reports of Residential Building Record ("3-R Report") are prepared by the San Francisco Department of Building Inspection (DBI) from its historical records and may not be accurate or complete for various reasons. For example, while most of the City's records are now computerized, many were originally handwritten and can be difficult to read or incomplete. Errors could have occurred when the information was transferred from the original documents and then been repeated in subsequent updates. Some permit records were simply misplaced or filed against the wrong property or lost in the fire that followed the April 1906 Earthquake. In any event, 3-R Reports do not include information on any plumbing or electrical permits. Nor do they include cancelled or withdrawn permit applications or permits taken out for work to a commercial portion of a mixed-use building. Any such permit history must be sought separately from DBI.
2. **For the foregoing reasons, Buyers of residential real property in San Francisco should *never* rely on information contained in 3-R Reports.** They should be aware that, among other things, properties may have rooms, additions or decks where there is no record of a permit ever having been issued for their construction. Such improvements may or may not have been constructed with a permit. If an improvement was constructed without a permit, or not in accordance with building codes, the City and County may require the owner to legalize it at a substantial cost or remove it. If there are two or more structures with residential units on the same lot, separate 3R Reports for each structure should be reviewed. Paragraph 1.A on 3R Reports identifies "Present authorized occupancy or use" of a property. An "Unknown" reference should be investigated and Buyers are referred to the DBI publication "Notice for Unknown Use" for further information.
3. **It should be understood that brokers and agents are not legally obligated to confirm or verify the accuracy or completeness of information contained in public records such as 3-R Reports.** (Cal. Civil Code §2079.3.) Accordingly, Buyers are advised that it is their responsibility to independently investigate the completeness and accuracy of 3-R Reports and make informed decisions based on their own investigations.
4. DBI codes regarding any permits include without limitation: C-the work was completed; I-permit has been issued; N-No record was found; X-the permit expired (work not started or not completed). **Buyers should not rely upon these codes being accurate for the reasons stated above and should always independently verify all information in a 3-R report before removing any applicable contingencies.**
5. Buyers seeking assistance in reviewing the permit history of a property should engage the services of a qualified contractor, architect or other construction professional to verify the information before removing any inspection conditions. Buyers may also contact the DBI Customer Service Division, which is responsible for maintaining historical records and producing 3-R Reports, for information regarding a permit history.

They may be reached at:

**DBI, Customer Service Division
 1660 Mission Street, 1st Floor
 San Francisco, CA 94103-2414
 (415) 558-6081, fax (415) 558-6401**

THE UNDERSIGNED ACKNOWLEDGE THAT THEY HAVE READ AND UNDERSTAND THE ABOVE.

Buyer _____ Date _____
Sample Purchaser

Buyer _____ Date _____
Sample Purchaser

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF THE ABOVE. A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. FOR LEGAL OR OTHER PROFESSIONAL ADVICE CONCERNING ANY OF THE ABOVE, SELLERS AND BUYERS ARE URGED TO CONSULT WITH A QUALIFIED ATTORNEY OR OTHER PROFESSIONAL.