

CITY OF HERMOSA BEACH
 1315 Valley Drive, Room 103
 Hermosa Beach, CA 90254
 (310) 318-0235
AMENDED
RESIDENTIAL BUILDING REPORT

DATE: 11/28/2018	REPORT NO.: X1800293
ADDRESS: 43 Hermosa Ave & 44 The Strand	APPROXIMATE AGE: 94 Years
OWNER: MANN VICTORIA M TRUST VICTORIA M MANN TRUST	BEDROOMS: 5
NO. OF UNITS: 2	BATHS: 3
LOT: 11 and SE 15FT of lot 12	KITCHENS: 2
BLOCK: 1	WET BAR:
TRACT: Hermosa Beach	PARKING SPACES ENCLOSED: 1 car attached
ZONE: R-3	PARKING SPACES OPEN: 9
USE OF RECORD: Residential 2 Units	ASSESSED LAND: \$ 214,593
LOT SIZE: approx. 3,607sq ft	ASSESSED IMPROVEMENT: \$ 51,475
GENERAL PLAN DESIGNATION: High Density	(Information Provided by Owner/Agent)

“Errors or omissions in said report shall not bind or stop the City from enforcing any and all building and zoning codes against seller, buyer, and any subsequent owner. Said report does not guarantee the structural stability of any existing building nor does it relieve the owner, his agent, architect or builder from designing and building a structurally stable building meeting the requirements of adopted building, plumbing and electrical codes.” (Ordinance No. N.S. 460)

PERMIT #:	DATE:	TYPE OF CONSTRUCTION:
#66	6/2/1913	Removal
#382	6/3/1929	Alterations to residence
#630	3/22/1913	Alterations to Garage & Residence
#1206	10/23/1935	Roof
#3437	3/8/1945	Garage
#4716	11/19/1947	Remodel Residence
#6019	9/6/1950	Cement slab
#11173	9/20/1974	100 SVC (electrical Permit)
#20314	6/20/1986	Deck (not made Final)
B06-00638	12/04/2006	Replace existing deck "in like kind" on the front (west) house

OTHER:	DATE:	TYPE OF ACTION:
P.C. 154-552	9/13/1965	Zone Variance to allow 3600 S.Q. F.T. land area for 3 units in lieu of 4000 required

NO. OF UNITS CONSTRUCTED BY PERMIT: 2
 (Additional Information and Conditions on Page 2 of this report)

“Unless otherwise indicated in this report the inspection of the premises HAS NOT included an inspection of the interior of the premises. The permission of the owner of the property is required for the City Inspector to make an inspection of the interior premises. You have the right to require, as a condition of the purchase of the property, that the owner request an inspection by a City Inspector of the interior of the premises. This report cannot offer maximum protection without an inspection of the interior of the premises. For further information concerning the nature of this report you should read Chapter 15.44 of the City code of the City of Hermosa Beach.” (Ordinance No. N.S. 460)

I certify that a complete copy of the above report, including Page Two was delivered to me prior to consummation of the agreement of sale of above described property.

 Buyer

 Signature

 Buyer's Address

 Date

THIS REPORT EXPIRES SIX MONTHS FROM DATE OF ISSUE.

ONE COPY TO: BUYER, SELLER, FILE COPY (TO BE RETURNED TO COMMUNITY DEVELOPMENT).

ADDITIONAL COMMENTS:

Smoke Detectors required pursuant to Section 13113.7 of the Health & Safety Code.

Carbon Monoxide Alarms required by 2010 California Residential Code section R 315

Water Heaters to be strapped per 2010 California Plumbing Code section 508.2

It is a violation of the Hermosa Beach Municipal Code to lease or rent any residential unit for less than 30 days. HBMC Section 17.20.015.

California Senate Bill 407 requires, as of January 1, 2017, the seller or transferor of single or multifamily residential or commercial real property disclose to a purchaser or transferee, in writing, requirements for replacing plumbing fixtures, and whether the property includes noncompliant plumbing. The definitions of such fixtures are listed below:

- (c) "Noncompliant plumbing fixture" means any of the following:
- (1) Any toilet manufactured to use more than 1.6 gallons of water per flush.
 - (2) Any urinal manufactured to use more than one gallon of water per flush.
 - (3) Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
 - (4) Any interior faucet that emits more than 2.2 gallons of water per minute.
- (e) "Water-conserving plumbing fixture" means any fixture that is in compliance with current building standards applicable to a newly constructed real property of the same type.

Exterior Inspection Yes

Interior Inspection No

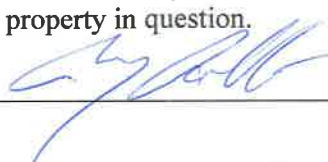
This certificate is based upon examination of Building and Zoning records of the City and an interior inspection of the property on _____ and I hereby certify that the information contained hereon, together with the attached Page 1, constitutes a complete and accurate record of the development and use of the property in question.

Signature

Title

This certificate is based upon examination of Building and Zoning records of the City and a visual inspection of the property. Seller did not authorize an interior inspection of the property. I hereby certify that to the best of my knowledge the information contained hereon, together with the attached Page 1, constitutes a complete and accurate report of the existing records of the property in question.

ROBERT ROLLINS
Signature



BUILDING OFFICIAL
Title

This certificate is based upon examination of Building and Zoning records of the City and a visual inspection of the property. I hereby certify that said records are incomplete and do not reflect the above-stated use of the property. It appears that there may have been construction without benefit of permit, or alterations, which may be in violation of the Zoning regulations. It is recommended that further investigation be conducted.

Signature

Title

* Report does not include any reference to Public Works conditions.