

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

RESIDENTIAL BUILDING REPORT

DATE: 10/9/2024	REPORT NO: X24-00183
ADDRESS: 547 24 th Street	APPROXIMATE AGE: 68 Years
OWNER: Green-Garcia Family Trust	BEDROOMS: 5
NO. OF UNITS: One	BATHS: 3
LOT: 8	KITCHENS: 1
BLOCK: 1	WET BAR: 0
TRACT: Hermosa Terrace Tract	PARKING SPACES ENCLOSED: 2
ZONE: R-1	PARKING SPACES OPEN: 2
USE OF RECORD: Single Family Residence	ASSESSED LAND: \$75,442
LOT SIZE: 6,002 sq. ft.	ASSESSED IMPROVEMENT: \$227,856
GENERAL PLAN DESIGNATION: Low Density	

"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:
8716	4/12/1956	Single Family Residence
5801	4/12/1956	Electrical
5418	4/12/1956	Heating
3329	4/12/1956	Sewer
12645	11/4/1964	Bedroom Addition
14642	1/21/1970	Detached Garage
11208	2/9/1976	Water Heater
21177	7/6/1989	2 nd Story Addition
67951	7/6/1989	Electrical for Addition
68009	7/6/1989	Plumbing for Addition
68026	7/6/1989	Mechanical for Addition
P98-00250	12/29/1998	Water Heater (Expired 6/27/1999)
P00-00148	7/26/2000	Sewer
M07-00002	1/4/2007	Forced Air Unit (Expired 7/3/2007)
M09-00011	1/27/2009	Forced Air Unit
B22-00207	7/7/2022	Re-Roof

OTHER:	DATE:	TYPE OF ACTION:
City Council Motion	7/19/1955	GRANTED- Permission to build with standard foundation

NO. OF UNITS CONSTRUCTED BY PERMIT: 1
 (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

547 24th Street
ADDRESS

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.

FRANK VALLES

Signature

BUILDING INSPECTOR

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.