

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

RESIDENTIAL BUILDING REPORT

DATE: 3/4/2025	REPORT NO: X25-00037
ADDRESS: 1310 Loma Drive	APPROXIMATE AGE: 63 years
OWNER: Willis D. Hayes Trust	BEDROOMS: 6
NO. OF UNITS: 3	BATHS: 3
LOT: 5	KITCHENS: 3
BLOCK: 1	WET BAR: 0
TRACT: Hiss 2 nd Addition to Hermosa Beach	PARKING SPACES ENCLOSED: 3
ZONE: R-3	PARKING SPACES OPEN: 0
USE OF RECORD: Multi-family residence	ASSESSED LAND: \$98,522
LOT SIZE: 4,242 sq ft	ASSESSED IMPROVEMENT: \$84,340
GENERAL PLAN DESIGNATION: High 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:
11833	10/17/1962	3 units and garage
7976	10/17/1962	Plumbing for 3 units and garage
7776	10/17/1962	Electrical for 3 units and garage
9727	3/13/1967	Garbage disposal
13815	8/3/1967	40 ft concrete block wall
P94-00020	12/5/1994	Re-pipe
M10-00025	4/6/2010	New furnace in crawl space with duct work on Unit A
B22-00136	5/24/2022	Re-roof

OTHER:	DATE:	TYPE OF ACTION:

NO. OF UNITS CONSTRUCTED BY PERMIT: 3

(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. 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 the 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 California Residential Code section R 315

Water Heaters to be strapped per 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 an examination of Building and Zoning records of the City and a visual inspection of the property.

FRANK VALLES
Signature

BUILDING INSPECTOR
Title

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

THIS SECTION ONLY APPLIES IF IT IS INITIALED BY THE INSPECTOR.

It appears that there may have been construction without the benefit of permit, or alterations, which may be in violation of the Zoning regulations.

It is recommended that further investigation be conducted.

INITIALS: _____ DATE: _____