



Pre-Sale Report

Building and Safety

Property Address: 6356 & 6358 Marconi Street

PRE-SALE INSPECTION CONCLUSION:

Corrections for the front unit:

1. While concrete is allowed in your front yard in Huntington Park, there are restrictions on the amount of paved surface that is permitted. Contact or visit the Planning division to assure compliance and for more information.
2. The outside shed side yard distance from the property line looks to be in violation of zoning requirements. Contact or visit the Planning division for more information.

Corrections for the back unit:

3. When security bars are installed on bedroom windows, they must be able to open from the inside without the need for a key, tool, or effort.
4. All toilets must have a minimum of 15 inches of clearance from their center to any side wall, partition, or other obstruction.

Corrections for both units:

5. The kitchen range hood must have an exhaust duct system discharging to the outdoors through a rigid metal duct. A permit is required. Contact or visit the Building & Safety division for more information.
6. Smoke detectors must be properly installed outside each sleeping area in the immediate vicinity of the bedroom. In addition, carbon monoxide alarms are required in dwelling units with fuel-burning appliances.
7. Electrical outlets near a water source should always be protected by Ground Fault Circuit Interrupters (GFCI). Install GFCI outlets at all kitchen counters within 6 ft of a sink.

Planning department

Walk-in counter hours: Monday-Thursday 7:00am-12:00pm

Email: planning@hpca.gov

Building & Safety department

Counter hours: Monday-Thursday 7:00am-5:00pm

Email: Building@hpca.gov

If you feel that any of the above has been deemed unpermitted in error please obtain L.A. County Assessor's records from 1401 E. Willow St, Signal Hill, CA 90755 (562) 256-1701 and bring to the building and safety division.

Contact Planning and Building Department to abate the violations. Please bring with you to planning and building department a site and floor plan of the property and how you propose to fix violations.

To close the escrow the buyer and seller may sign (have the signatures notarized) and return both the attached acknowledgement of receipt form and/or assumption of responsibility form to the Building and Safety Department.

Inspected By: Arsenio Frontela - Building Inspector
Prepared By: Lorena Navar - Building Technician

Date: 7/30/2025

Date: 8/4/2025



CITY OF HUNTINGTON PARK
 Building & Safety Division
 6550 Miles Avenue, Huntington Park, CA 90255
 Tel. (323) 584-6272

**Residential Pre-Sale Inspection Report
 ACKNOWLEDGEMENT OF RECEIPT**

The undersigned hereby acknowledges that they have received a copy of this report and the attached Inspection Report Checklist.

NON LIABILITY:

The issuance of the real property records report is not a warranty or representation by the City that the property or its present use is or is not in compliance with the law. The city does not represent or warrant that the information contained in the report will always be complete and accurate, and all persons receiving the report should independently verify the information contained therein before relying upon it. Neither the enactment of the ordinance requiring the Pre-sale Records and Inspection Report nor the preparation and delivery of the report shall impose any liability upon the City for any errors or omissions contained in the report. (Huntington Park Municipal Code, Title 8, Chapter 17.10)

Property Seller or Authorized Agent: _____
 Signature

Print Name: _____ Date: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Property Buyer: _____
 Signature

Print Name: _____ Date: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

**SIGNATURE(S) MUST BE NOTORIZED AND RETURNED TO THE CITY OF
 HUNTINGTON PARK BUILDING AND SAFETY DIVISION.**



CITY OF HUNTINGTON PARK
 Building & Safety Division
 6550 Miles Avenue, Huntington Park, CA 90255
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**Residential Pre-Sale Inspection Report
 ASSUMPTION OF RESPONSIBILITY**

Section 8.17.03 of the Huntington Park Municipal Code states that "If the repair period exceed the escrow period, the buyer may execute a "Buyer's Acknowledgement of Property Condition Agreement" whereby the buyer will accept full responsibility to correct the listed violations within the time period allotted.

Buyer's Name (s) _____

Date Escrow Closes: _____

Buyer's Home Address (After Escrow Closes):

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Date That Corrective Work Is To Be Completed: _____

I/we, as Buyer(s), understand subject report and the corrective work to be completed at the subject property.

Buyer(s) Acknowledgement

 Signature

 Signature

 Buyers Full Name

 Buyers Full Name

 Date

 Date

SIGNATURE(S) MUST BE NOTORIZED: The Huntington Park Pre-Sale report must be attached to this document and fully disclosed to the potential new owner.