



Pre-Sale Report

Building and Safety

Property Address: 6249 Hollenbeck St.

PRE-SALE INSPECTION CONCLUSION:

1. There is a total of three exterior detached sheds at the rear of property that needs to adhere to specific size and zoning regulations. The sizes are 10'x10', 21'x 14' and 10'x14'. Please visit the Planning division for approval and more information.
2. It seems that the existing garage is being converted into an ADU without permits. Before proceeding with any work, you must acquire permits to ensure compliance with current health and safety codes. Please visit the Planning division for approval and more information.

Planning division

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

Email: planning@hpca.gov

Building & Safety division

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: 2/12/2026
Date: 2/19/2026



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.**



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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.