Pre-Sale Report

Building and Safety

Property Address: 6333 Cedar Street, Huntington Park, CA 90255

PRE-SALE INSPECTION CONCLUSION:

1. **It appears that the main house (6333) was divided into two separate dwelling units illegally without the proper permits. Permits ensure that any structural, electrical, or plumbing work complies with California's building codes and safety standards. Contact Huntington Park's building and planning departments to understand the process for legalizing unpermitted work.**
2. **There are no permits on file for the existing 8'x12' room at the west south corner of the residence. The interior layout of bathroom clearance space in front of toilet is considered substandard and violates standard building codes. In addition, the clear floor space for the unpermitted kitchen is substandard. Contact Huntington Park's Building and Planning Departments to understand the process for legalizing unpermitted work.**
3. **It appears that the side yard 12'10' wood trellis is in violation with building codes. There were no permits found. It requires a building permit and must adhere to California Building Code. Furthermore, it must adhere to local zoning rules, which dictate factors such as setback from property lines.**
4. **Laundry equipment may not be kept outside in public view. To ensure compliance, contact Huntington Park's Planning Division.**
5. **Open top broiler units must be equipped with a metal exhaust hood that discharges outdoors through a rigid metal duct. Before any work is done, a permit from the building department is required.**
6. **Provide an approved heating system or repair the existing heating facility to maintain a room temperature of not less than 68 degrees Fahrenheit. Before any work is done, a permit from the building department is required.**
7. **Smoke alarms must be properly installed inside each sleeping room and outside the immediate of each separate sleeping area. In addition, carbon monoxide alarms are required in dwelling units with attached garage or fuel-burning appliances.**
8. **Safely install the gas water heater vent pipe to prevent carbon monoxide exposure and fires. Follow the California plumbing code requirements to ensure correct vent termination heights and horizontal clearances. Obtain all necessary permits before doing any work.**
9. **Outdoor outlets must be Ground Fault Circuit Interrupter GFCI-protected, and weather resistant. Any electrical work requires a permit.**

10. **It was found that there was exposed electrical wire on the side yard, which needed to be removed or properly enclosed and protected to avoid hazards such as electric shock and fire. Obtain all necessary permits before doing any work.**
11. **When security bars are installed on bedroom windows, they must be openable from the inside without the need for a key, tool, or special knowledge or effort. This ensures occupants can escape in the event of a fire or another emergency.**
12. **There were no permits on file for the addition on the west end of garage. To legalize the structure, you must first contact the City of Huntington Park's Building and Safety Division to obtain the required permits.**
13. **The outdoor shed on the south-side seems to be in violation of zoning requirements. For additional information, contact the Planning Department.**
14. **It appears that the existing two-car garage was converted into a playroom. However, there were walls and a raised shower pan that were dismantled without the proper permits. Contact the City of Huntington Park's Building and Safety Division to obtain the required permits.**

Planning Division
Walk-in counter hours: Monday-Thursday **7:00am-12:00pm**
Email: planning@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 Frontella - Building Inspector Date: 10/7/2026
Prepared By: Keirson Florita - Building Technician Date: 10/13/2026

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

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.