

1317 Holly Leaf Way

Diamond Bar, CA | Buyer Information Sheet

The following is a seller-provided summary of notable upgrades, improvements, repairs, and disclosures for prospective buyers to review. Buyers are advised to verify all information through their own inspections, due diligence, and review of seller disclosures.

Recent Upgrades & Improvements

Area / Item	Improvement	Date / Notes
Kitchen	Kohler spray kitchen faucet	October 2023
Kitchen	KitchenAid dishwasher	September 2025
Kitchen	Garbage disposal	October 2025
Roof	New roof	November 2025
HVAC	Coil unit replaced under warranty	November 2025; HVAC warranty noted as 2019-2029
Electrical	New electrical panel	February 2026
Garage	EV charger outlet installed	Buyer to verify compatibility and charging requirements

Past Repairs / Insurance Claim History

- 2014 pipe leak in the primary bedroom caused water damage throughout the home.
- Cleanup and repairs were completed through the homeowner's insurance claim.
- Affected drywall was removed, asbestos abatement was completed, pipes were repaired, and new drywall was installed.

Interior Improvements Completed After Prior Repair Work

- New wood flooring installed.
- New carpet installed.
- Main bathroom upgraded with tile and sink.
- Primary bathroom upgraded with tile and sink.

Seller Disclosure Note

- Seller discloses that a natural death occurred on the property within the last 3 years.

Important Note: This summary is for buyer convenience only and is not a substitute for the Transfer Disclosure Statement, Seller Property Questionnaire, Natural Hazard Disclosure, home inspection, roof inspection, permit review, warranty documentation, or any other buyer due diligence.