

PROPERTY IMPROVEMENTS & UPDATES

414 University Avenue, Burbank, California

The seller reports the following improvements and maintenance completed during ownership:

Exterior & Structural

- Roof replaced.
- Windows replaced.
- New exterior front and rear doors installed.
- New sliding patio door installed in the family room.
- Large trees removed and front lawn restored.
- Garage renovated and finished with drywall.

Interior Improvements

- Flooring updated.
- Interior paint refreshed.
- New primary-bedroom closet installed (approximately \$1,700).
- Three ceiling fans installed.

Kitchen, Laundry & Systems

- New GE gas range and new dishwasher installed.
- Maytag washer and dryer installed; dryer provided with proper exterior venting.
- New kitchen sink and new drain trap/plumbing installed to code in March 2026.
- Plumbing refreshed and drains cleaned.
- HVAC system serviced.

Items to Be Addressed Through Buyer Credit or Allowance

- A deteriorated, untreated-wood deck installed by a prior tenant without the seller's approval was recently removed due to safety concerns. Seller intends to provide an allowance or credit toward installation of a concrete replacement area, subject to the purchase agreement and lender approval.
- Bifold closet doors in the rear bedroom were damaged during the current tenancy. Seller intends to provide a credit toward repair or replacement, subject to the purchase agreement and lender approval.

Tenant-Installed Window Coverings

- Certain window coverings or blinds were installed by the tenant. Their ownership and whether they are permanently affixed should be confirmed before close of escrow.

Important: This summary is based on information provided by the seller and is not a warranty or representation by the listing broker or agents. Buyers should independently verify the scope, dates, permits, condition, code compliance, and cost of all work. Any credit or allowance must be included in the purchase agreement and may be subject to lender and appraisal requirements.