

CASTYLIVING

PROPERTY RECORDS

Permit & Improvement History

3221 Griffith Park Blvd · Los Feliz, Los Angeles, CA 90027

1924 SPANISH BUNGALOW 3 BED / 3 BATH ±1,450 SF APN 5434-003-018 ZONE R1-1

I. LADBS PERMIT HISTORY

DATE	PERMIT NO.	TYPE	SCOPE OF WORK	STATUS
1/23/2002	01042-20000-19953	Plumbing	Water heater change-out	FINALED
4/23/2003	03041-20000-05874	Electrical	200-amp service upgrade; added circuit for HVAC package unit	FINALED
4/23/2003	03044-20000-02539	HVAC	Rooftop package unit change-out; new ductwork & gas line extension	FINALED
5/25/2018	18016-20000-15717	Building	Kitchen & bedroom remodel; added ½ bath; removed kitchen/living room bearing wall; new double door — \$15,000 valuation	FINALED 6/6/19
8/16/2018	18016-20001-15717	Building	Change of contractor (to Klein Construction) for the above remodel	FINALED 6/11/19
—	18044-20000-10136	HVAC	Replaced bath fan, kitchen hood & duct work	FINALED 6/13/19
2/9/2020	20041-90000-05838	Electrical	EV charger installation, single-family dwelling	FINALED
2/10/2020	20042-90000-03328	Plumbing	Gas line repair	FINALED 2/15/20
6/2/2026	26044-90000-06056	HVAC	Rooftop package unit change-out, same location (JW Heating & Air)	FINALED
6/2/2026	26041-90000-22468	Electrical	Companion electrical permit for HVAC change-out above	FINALED
7/15/2026	26016-10000-18665	Building	Voluntary foundation repair per LADBS Standard Plan Detail No. 1 — original plan-check submission	Superseded †
7/27/2026	26016-10000-19691	Building	Voluntary foundation retrofit — resubmission of above, built by Sinai Construction	SIGNED OFF †

† The foundation retrofit was originally plan-checked under permit **26016-10000-18665** (7/15/26); the scope as submitted differed from what was ultimately built, requiring a resubmission that issued as permit **26016-10000-19691** (7/27/26). LADBS's public portal still lists 19691 as "Issued," but Sinai Construction's building permit sign-off, dated **8/13/2026**, confirms the retrofit is complete and finalized. All permit data compiled from LADBS public records (ladbsdoc.lacity.org) and the contractor's closing paperwork; buyers should independently verify prior to close of escrow.

CASTYLIVING

PROPERTY RECORDS

Owner-Documented Improvements

3221 Griffith Park Blvd · Los Feliz, Los Angeles, CA 90027

II. IMPROVEMENTS & UPGRADES

Interior

- Complete permitted remodel (2018) — down to the studs, new open layout; new electrical, plumbing & ductwork; new wood floors
- Added powder bath & expanded master bath, incl. deep porcelain Kohler soaker tub
- High-end Brizo & Kohler plumbing fixtures throughout
- Custom, locally crafted cabinetry in kitchen, dining, laundry & baths
- High-end Clé concrete tile in kitchen, bathrooms & fireplace
- Solid granite slab kitchen counters; porcelain counters in master bath & laundry
- Shade Store roller shades on nearly every window
- All-new light fixtures & fans; custom IKEA closets in master & bedroom 2
- Office addition (2023, +60 SF) with custom built-in desk & cabinetry
- All-new high-end appliances, incl. wine fridge; new Samsung washer/dryer (2025)
- New HVAC with Nest thermostat (2026) — permit finalized
- Whole-home LifeSource water filtration (2020)
- Full inventory of touch-up paint, extra flooring & tile to convey with property

Smart Home, Security & Services

- Wired for AT&T Fiber; Eero mesh network with extender — Wi-Fi reaches back garage & bedroom; two mounted smart TVs
- Alarm.com professionally monitored security system (\$30/month, local monitoring company)
- 3 Ring cameras (floodlight cameras, front & back garage) and Ring doorbell
- Smart sprinkler system operated via the Rachio app
- Garage door openers operated via the Home app
- Trash pick-up: Thursdays

Exterior

- New roof (2017); fully repainted, new gutters & drainage (2018)
- Earthquake retrofitting by Cal-Quake (2018)
- All-new Milgard windows & two Milgard French door packages
- Tankless water heater (2018)
- Partial sewer line relined, sidewalk to city connection (2023); remainder of line replaced (2026)
- Foundation retrofit (2026) — complete & signed off by LADBS 8/13/2026 (see Sec. I)

Garages

- EV charger with 220V outlet, front garage
- Custom Monkey Bars storage & shelving in both garages
- New garage door, front garage; new smart MyQ motors on both
- New roof, back garage (2017)
- Structural & drainage work, far side of back garage (2021, 2026)

Landscaping

- Complete landscape overhaul (2020, \$25K+) — olives, dwarf magnolias, cactus, agave, Japanese maple, Meyer lemon
- New in-ground drip irrigation, 4 zones, with Rachio smart controller (app-operated)
- Low-voltage landscape lighting, front & back digital controllers
- New iron & wood fencing and iron railings on both front patios (2017); new cinderblock wall in front
- Decorative fountain; mature Deodar Cedar, Chinese Elm, Pineapple Guava & Bougainvillea

Source — Improvements as documented by the seller. Foundation sign-off (8/13/2026) confirmed via LADBS & contractor records (see Section I).

CASTYLIVING

PROPERTY RECORDS

Owner Improvement Service Vendor List

3221 Griffith Park Blvd · Los Feliz, Los Angeles, CA 90027

III. SERVICE VENDOR CONTACTS

IMPROVEMENT / SERVICE VENDOR		CONTACT	NOTES / SOURCE
Whole-home water filtration & fluoride system (2020)	LifeSource Water Systems Roger Rignack, Factory Rep.	(310) 710-0133 direct (800) 334-5009 main roger.rignack@lifesourcewater.com	12-yr Platinum Protection Plan; annual service arranged directly through Roger (per Travis Webb, 8/29/26)
Voluntary foundation retrofit (2026)	Sinai Construction	(323) 655-0960 sinai@sinaiconstruction.net 5142 Venice Blvd, LA 90019 Lic. #1035535	Complete & signed off by LADBS 8/13/2026 (see Sec. I)
Rooftop HVAC package unit change-out (2026)	JW Heating and Air Inc.	(626) 476-5403 5251 W Imperial Hwy, LA 90045 Lic. C20 #921266	Permit 26044-90000-06056 — finaled
Security system monitoring	Alarm.com platform — local monitoring company (name to be confirmed with seller)	Contact info not on file	Professionally monitored, \$30/month; per seller. Transferable to buyer — confirm with monitoring company
Kitchen & bedroom remodel — original contractor (2018)	Prime Home Remodeling Inc.	(818) 261-6057 14545 Friar St Ste 208, Van Nuys Lic. B #970839	Permit 18016-20000-15717
Kitchen & bedroom remodel — contractor of record (2018–19)	Klein Construction	(310) 384-5922 13914 Hesby St, Sherman Oaks Lic. B #891079	Change of contractor, Permit 18016- 20001-15717
EV charger installation, front garage (2020)	Electrician Magician Inc.	(818) 242-2645 518 Everett St, Glendale 91206 Lic. C10 #727369	Permit 20041-90000-05838
Gas line repair (2020)	Router Inc.	(877) 669-1302 1319 S La Brea Ave, LA 90019 Lic. C36 #1030550	Permit 20042-90000-03328