1115 N Beverly Glen Blvd, Los Angeles, CA 90077

Summary of seller completed work and improvements, 2022 to present | August 29, 2026

The sellers have invested consistently in this property since acquiring it in 2022, beginning with a full round of systems, safety and structural work, continuing through a complete new roof in 2023 and mechanical upgrades in 2024 and 2025, and finishing with a cosmetic refresh in 2026. The figures below reflect amounts as stated on the contractor proposals, invoices and receipts on file. Supporting documentation is available on request.

COMPLETED WORK BY CATEGORY

Complete New Roof · 2023 — **$24,160.00**
Permitted full tear off of the existing roofing material, new plywood decking, and new Owens Corning Cool Plus shingles in light grey. Rooftop electrical rerouted and rooftop sprinklers removed as part of the scope.

Systems, Safety and Structural Work · 2022 — **$24,950.00**
Two contractor proposals covering roughly thirty individual items. Highlights include leveling the air conditioning units and rerouting the return duct with two new bathroom supply registers, removal of asbestos from the ducting, securing the copper fire sprinkler riser, capping a sprinkler line, repair of the drainpipe at the side of the house, installation of a dielectric barrier between galvanized and copper piping under the house to prevent electrolysis, efflorescence repair at the bathroom wall, excess soil removal from the crawl space, new framing and a new door at the crawl space access, a new 220 breaker for the air conditioning, and new locks on all exterior doors.

HVAC Upgrades and Service · 2024 to 2025 — **$16,620.95**
A new Daikin 19 SEER single zone mini split heat pump system serving the lower unit, installed in 2025. On the main system, a new inducer draft assembly and blower fan motor, a compressor saver kit and air scrubber that brought start up amperage down from 88A to 26.24A, and a twenty six point precision tune up with condenser cleaning.

Cabinetry, Countertops and Exterior Fencing · 2022 — **$9,800.00**
New base and upper cabinetry and a white engineered countertop in the lower unit, plus removal and replacement of twenty four feet of stairwell fencing in WindsorOne.

Interior and Exterior Painting · 2026 — **$6,150.00**
Interior walls patched, sanded, caulked and given two coats. Kitchen cabinets painted. Exterior scope covered the black fence, the front wood and concrete stairs and floor, and the front door.

Hardwood Floor Refinishing · 2026 — **$5,320.00**
760 square feet of hardwood sanded and refinished, gaps filled, stained and finished with three coats of polyurethane.

Kitchen Appliances · 2026 — **$3,041.84**
New appliance package purchased in January 2026, including two major appliances and a new stainless LG countertop microwave.

Total documented work and improvements — **$90,042.79**

Items Called Out in the 2022 Inspection, Since Corrected

Bass Building Inspection, Inc., inspected January 6, 2022. Item numbers below reference that report.

Roof

s-29, s-36, s-38

Damaged and worn shingles at the east roof edge, deteriorated and cracked mastic at roof connections and penetrations, and electrical conduit resting directly on the roof surface. All three were resolved by the 2023 permitted reroof, which included rerouting the rooftop electrical.

Heating and Air Conditioning

s-438, s-439, s-487, s-444, s-457, s-492, s-330

The system drew return air from the crawl space, which the inspector called non conforming and inefficient. A proper interior return was installed in 2022 along with two new bathroom supply registers. Original duct insulation identified as suspect asbestos containing was removed in the same scope. The outdoor condensing unit, sitting out of level on a settled pad, was leveled. The furnace, described as poorly maintained, was serviced, cleaned and tuned in 2024 and 2025 and received a new inducer draft assembly and blower fan motor. The lower unit heat pump, which failed to respond to controls, was replaced in 2025 with a new Daikin 19 SEER mini split, which also resolves the finding that the lower unit bath had no heat source.

Plumbing

s-61, s-142, s-107, s-292

The disconnected drain pipe at the south slope was repaired. Copper piping in contact with galvanized metal under the house was separated with a barrier to prevent electrolysis and future leaks. The copper fire sprinkler riser was secured to the structure and a sprinkler line was capped. Leaking shower faucets were corrected with new valve stems and a new tub spout.

Structure and Crawl Space

s-121, s-117

Wall framing at the crawl space access had been damaged by a support post that was cut out. New framing and a new access door were installed, and excess soil was removed from the crawl space. The inspector separately found the visible foundation and support structure to have performed well and to be in satisfactory condition for the age of the building.

Interior

s-200

The hardwood flooring, described as fair to poor with cosmetic damage and scratches, was fully sanded and refinished in 2026.

Main Sewer Line

Drainology, 01/06/2022

A separate video inspection of the main sewer line was performed the same day by Pat and Mike's Drainology. The line runs ABS plastic from the clean out beneath the carport through the front of the property and under the street, transitioning to vitrified clay for the final seven feet to the city sewer. Both the ABS and the clay portions were reported in good condition, and no sewer work has been required since.

REPORTED BY THE SELLERS, DOCUMENTATION BEING OBTAINED

The 2022 report noted water stains, moisture and damage at the walls adjacent the bathtub in the hallway full bath, and water stains at the cabinet below the wash basin. The sellers advise that both conditions were addressed by a plumber, that the tub surround was rebuilt with new tile, and that a new tub and shower glass enclosure was installed. We have requested the corresponding invoices from the sellers and will forward them as soon as they are in hand.

The complete 2022 inspection report and the invoices supporting each item above are available on request, and the full seller disclosure package will be provided in the ordinary course.

This summary was prepared for convenience from documents supplied by the sellers, and amounts are stated as they appear on those documents. It is not a warranty or representation as to the condition of the property, the quality of any work performed, or whether permits were obtained for any particular item, and it is not a substitute for the seller disclosure package or for the inspection reports themselves, which contain findings beyond those listed here. Buyer is encouraged to conduct their own inspections and investigations and to review all seller disclosures and the available documentation directly.