PROPERTY RECORDS

Permit & Improvement History

3939 Wellington Rd · Los Angeles, CA 90008

1942 SINGLE FAMILY · **5 BED / 3 BATH** · **±2,000+ SF** · APN **5045-009-008** · ZONE **R1-1**

I. LADBS PERMIT HISTORY

DATE	PERMIT NO.	TYPE	SCOPE OF WORK	STATUS
8/12/2019	19016-10000-25094	Building	Re-roof, 19 squares over existing solid sheathing. Cool-roof product required. Valuation $9,000. Contractor JGG Roofing Inc. (C-39, Lic. 1038490).	FINALED 7/10/2020
2020	19014-20000-04589	Building	Addition. Converts 38'6" x 11'9" of attic to a second-floor bedroom, closet and bath. New 7' x 6'6" front porch. Interior laundry room. Doors and windows replaced. 470 SF of residential floor area added. Per engineering. Contractor Baron Development Co. (B, Lic. 546078); engineer Khaled Kator (C-69781).	CofO 200857 ISSUED 7/31/2020
9/6/2020	20041-90000-29693	Solar PV	Roof-mounted solar PV, not exceeding 10 kW AC. Permit fee $167.86. Contractor Solar Price Discovery Inc. (C-46, Lic. 1014977).	FINALED 9/13/2020
7/8/2024	24016-20000-21760	Seismic	Seismic retrofit per LA City Standard Plan #1. Anchor bolts and plywood at cripple walls. No foundation replacement. Smoke-detector final requested. Contractor Golden Retrofit (Lic. 1036102-B).	FINALED 9/9/2024
1/16/2025	24016-10000-24640	Building (ADU)	Conversion of an existing 305 SF recreation room into an accessory dwelling unit, with attached garage and patio cover.	CofO ISSUED 8/11/2025

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Owner-Documented Improvements

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II. IMPROVEMENTS & UPGRADES

Interior

— Whitewashed oak hardwood flooring in living and dining areas

— Stainless steel Thor and LG appliances

— Laundry closet with LG washer and dryer

Structure & Exterior

— Re-roof, 19 squares, cool-roof product (2019–20)

— Second-floor addition: 470 SF attic conversion with bedroom, closet and bath; front porch

— New windows and doors (2020)

— Seismic retrofit: anchor bolts and cripple-wall plywood (2024)

— Kitchen and bathroom remodel (2020)

— Gutters redone (2021)

— Exterior fencing painted and sealed (2025)

— Finished two-car garage, approximately 384 SF

— 305 SF recreation room converted to ADU

Smart Home & Security

— Ring alarm system and Ring cameras

— Smart door locks and smart thermostat

Solar & Energy

— 16 Panasonic HIT 340 W panels (VBHN340SA17), 5.44 kW DC; installed September 2020

— Panasonic 25-year workmanship warranty on panels and microinverters

Plumbing & Sewer

— 2020: corroded 3-inch cast-iron sewer section replaced with ABS; new fittings and cleanout; 15-year workmanship warranty per original invoice

— 2020: kitchen faucet, guest-house bath drain, water pressure regulator and shutoff valve, upstairs and downstairs tub and drain work

— Noritz tankless water heater installed July 2021 (serves ADU)

Pool, Patio & Landscaping

— In-ground pool; Hayward TriStar VS 950 variable-speed pump installed March 22, 2022.

— Added outdoor electrical outlet

— Decorative stone replaces lawn between concrete pavers

— Wi-Fi/app-controlled irrigation system