



Brody Pennell Heating and Air Conditioning  
8599 Venice Blvd.  
Los Angeles, CA 90034  
(310) 836-0606  
LIC#256821

**BILL TO**

Gerald Lippey  
210 South Bundy Drive  
Los Angeles, CA 90049 USA

INVOICE  
24379851

INVOICE DATE  
Mar 25, 2025

**JOB ADDRESS**

Gerald Lippey  
210 South Bundy Drive  
Los Angeles, CA 90049 USA

Completed Date: 3/25/2025

Payment Term: Due Upon Receipt

Due Date: 3/25/2025

**DESCRIPTION OF WORK**

Silver System- replace condenser behind the house. Replace coil in the attic.

TASK	DESCRIPTION	QTY
SILV-ACCO-48-CARR	<b>YOUR SYSTEM INCLUDES:</b>	1.00

- Equipment Listed in This Agreement
- Remove and Dispose of Existing Equipment in an Environmentally Safe Manner
- Mount New Outdoor Unit on Pad and/or Heat Pump Stand
- Install Sound and Vibration Isolators to Reduce Transmission to Home
- Install New Electrical Safety Components at the Outdoor Unit
- Connecting Outdoor Unit to Existing 240v Electrical Circuit
- Seal All Penetrations to Home to Prevent Any Rodent Intrusion
- Seal all Coil Penetrations with Water Soluble Non-toxic Sealant
- Setup, Startup and Commission the System for Proper Operation

**YOUR GUARANTEES:**

- Risk Free Guarantee
- Lowest Price Guarantee
- Drug Free Employees
- Criminal Background Checked Employees
- Better Than We Found It Guarantee
- 1 Year Installation Workmanship Guarantee
- 100% Satisfaction Guarantee

*Mechanical Permit, HERS Rater, and Title 24 requirement, if required, are not included with this proposal*

EQUIP.ACCONDENSER	AC Condenser - Outdoor part of your air conditioning system	1.00
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• 265CA54W003

CARRIER 265CA54W003

COIL-C48H175P159- ADP C-SERIES HORIZ COIL 1.00  
ADP C48H175P15AR

ADP C48H175P15AR

# DESCRIPTION

DISC.SYS.10 System Discount

PAID ON	TYPE	MEMO	AMOUNT
3/25/2025	AMEX		\$13,961.48
3/25/2025	AMEX	deposit	\$1,000.00

SUB-TOTAL	\$14,961.48
TAX	\$0.00

TOTAL DUE	\$14,961.48
PAYMENT	\$14,961.48

BALANCE DUE \$0.00

Thank you for choosing Brody Pennell Heating and Air Conditioning, voted the best in Los Angeles by the readers of the Los Angeles Times

LIC#256821

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

Sign here

Date 3/25/2025

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Brody Heating, Air Conditioning & Electrical Contractors, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here

Date 3/25/2025



Brody Pennell Heating and Air Conditioning  
 8599 Venice Blvd.  
 Los Angeles, CA 90034  
 (310) 836-0606  
 LIC#256821

## BILL TO

Gerald Lippey  
 210 South Bundy Drive  
 Los Angeles, CA 90049 USA

INVOICE  
 24322757

INVOICE DATE  
 Oct 12, 2022

## JOB ADDRESS

Gerald Lippey  
 210 South Bundy Drive  
 Los Angeles, CA 90049 USA

Completed Date: 10/11/2022

Payment Term: Due Upon Receipt

Due Date: 10/12/2022

## DESCRIPTION OF WORK

Silver System- replace furnace in the attic.

TASK	DESCRIPTION	QTY
SI.FO.060.B48.C	<b>WARRANTIES</b> Brody Pennell is happy to provide the best warranties in the industry through your equipment manufacturer. See warranty certificate for complete information. Your equipment includes:	1.00
	<b>10 YEAR PARTS/COMPRESSOR WARRANTY</b> All components of your furnace or air conditioner, including the compressor, are covered under manufacturer warranty for a period of 10 years. Equipment must be maintained annually. Provider of annual maintenance is at the client's discretion.	
	<b>20 YEAR HEAT EXCHANGER WARRANTY</b> All furnace heat exchangers are covered under manufacturer warranty for a period of 20 years. Equipment must be maintained annually. Provider of annual maintenance is at the client's discretion.	
	<b>LABOR WARRANTY</b> All labor and parts provided by Brody Pennell (excludes equipment) will be covered for the following periods from the date of installation against defects in workmanship: - SILVER: 1 YEAR Any service under the warranty provisions shall be provided during normal business hours.	

**BRODY PENNELL RISK FREE GUARANTEES**Brody Pennell proudly offers the following risk-free guarantees with your new equipment installation. These guarantees are our promise to you that when you choose us for your project, you have complete peace of mind knowing that your investment is backed by a company that has served thousands of happy clients over 75 years.

**LOWEST PRICE GUARANTEE**Any company can price something cheaper by cutting corners on lower quality materials, less qualified labor, skipping regulatory requirements, and by shifting

#	DESCRIPTION		
DISC.SYS.10	Customer loyalty discount		
PAID ON	TYPE	MEMO	AMOUNT
9/30/2022	Check		\$700.00
10/12/2022	Online Payments		\$7,265.00
		SUB-TOTAL	\$7,965.00
		TAX	\$0.00
		TOTAL DUE	\$7,965.00
		PAYMENT	\$7,965.00
		BALANCE DUE	\$0.00

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LIC#256821

**CUSTOMER AUTHORIZATION**

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Sign here

Date 10/12/2022

**CUSTOMER ACKNOWLEDGEMENT**

I find and agree that all work performed by Brody Heating, Air Conditioning & Electrical Contractors, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.



INVOICE: 025

# Alvaro Prieto

4460 Overland Ave Apt.11 Culver City, CA. 90230.

(310) 433-9729 ID: 1083118

October 16, 2025.

## BILL TO:

Nancy Lippey  
200 S Bundy Dr. Los Angeles CA, 90049.  
(310)612-7455

## FOR:

Consultation &  
Roof Installation

DETAILS	AMOUNT
<p><b>Consultation:</b> 24 square roof shingles. 6 square yard torch down.</p> <p><b>Roof Material Type:</b> Duration Cool shasta white shingles.</p> <p>Flat roof, GTA cool roof.</p> <p><b>Labor:</b> Remove old roof (flat and shingle roof). Installation 24 square yard roof shingles and 6 square yard torch down.</p>	Total: \$18,600.00

Make all checks payable to Alvaro Prieto.

THANK YOU FOR YOUR BUSINESS

## WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 210 S BUNDY DR, LOS ANGELES, 90049		Date of Inspection 10/27/2025	Number of Pages 6
TERMINIX INTERNATIONAL, BRANCH #2350 9880 PIONEER BLVD SANTA FE SPRINGS, CA 90670 PH: 5626412234		Firm Registration No PR 9806 Report No.: 128944-102725220957-7342	
Ordered by: NANCY LIPPEY 210 S BUNDY DR LOS ANGELES CA 90049	Property Owner or Party of Interest: NANCY LIPPEY 210 S BUNDY DR LOS ANGELES CA 90049	Report sent to: NANCY LIPPEY 210 S BUNDY DR LOS ANGELES CA 90049	
<input checked="" type="checkbox"/> COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT			
General Description: 2 Story(s), Single Family Dwelling, Detached Garage, Occupied and Furnished		Inspection Tag Posted: Attic	
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.		Other Tags Posted: No	
<input type="checkbox"/> Subterranean Termites <input checked="" type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus / Dryrot <input type="checkbox"/> Other Findings		<input checked="" type="checkbox"/> Further Inspection	
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.			

**(PLEASE SEE THE GRAPH DIAGRAM ON THE FOLLOWING PAGE)**

Inspected by: ENRIQUEZ,  
RICHARD State License No. FR 69626 Signature 

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815  
NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or [www.pestboard.ca.gov](http://www.pestboard.ca.gov). 43M-41 (REV. 04/2015)



GARDENA  
9880 PIONEER BLVD  
SANTA FE SPRINGS, CA 90670  
5626412234

Contract #: 128944-102725220957-7342  
Inspection Date: 10/27/2025  
Inspector: ENRIQUEZ, RICHARD



Scale 1:

This graph is a record of a visual, non-destructive inspection by Terminix of certain readily accessible areas of the identified property for visible termite infestation/damage. Terminix is not responsible for repairs to damages disclosed above. In addition, hidden damage may exist in concealed, obstructed or inaccessible areas. No attempt to remove siding, plastic or sheetrock insulation, carpeting, paneling, etc. to search for hidden damage was made. Terminix cannot guarantee that the damage disclosed by visual inspection of the premises shown above represents the entirety of the damage which may exist as of the date of the initial control application. Terminix shall not be responsible for repair of any existing damage including without limitation, any damage which existed in areas or in structural members which were not accessible for visual inspection as of the date of this graph.