

VISIT REPORT

We visit for you. *You get the truth.*

An independent visit conducted on your behalf,
so you can decide with confidence.

PROPERTY ADDRESS

2847 Griffith Park Blvd, Unit 4B

NEIGHBORHOOD

Los Feliz, Los Angeles CA 90027

VISIT DATE

Jan 16, 2025 · 10:30 AM

SCOUT

Jessica M. · Verified Scout · Los Angeles

LISTING PRICE

\$2,850 / month

BUILDING TYPE

1920s Courtyard Apartment

SIZE

2 BD · 1 BA · 875 sq ft

REPORT REF.

SMP-2025-01842

OVERALL SCORE

7.3 / 10

8

Light

6

Noise

7

Condition

8

Clean

8

Building

110-point

inspection

Report

in 24h

100%

satisfaction guarantee

Receive in

preferred language

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01

Property Overview

ADDRESS 2847 Griffith Park Blvd, Unit 4B	NEIGHBORHOOD Los Feliz, Los Angeles
LISTING PRICE \$2,850 / month	BUILDING TYPE 1920s Courtyard Apartment
BEDROOMS / BATHROOMS 2 BD · 1 BA	APPROX. SIZE 875 sq ft (measured)
VISIT DATE & TIME Jan 16, 2025 · 10:30 AM	VISIT DURATION Approx. 55 minutes

QUICK HIGHLIGHTS

Bright two-bedroom unit on the second floor with hardwood floors throughout.

Original 1920s building with charming courtyard — well-maintained exterior.

Located 3 blocks from Vermont/Sunset Metro stop — excellent transit access.

One bathroom only — small but fully functional. No in-unit laundry.

Minor scuff marks on living room wall near entrance. Cosmetic, easily fixed.

Street-facing bedroom can experience noise from Griffith Park Blvd traffic.

02

Video Walkthrough

Your ScoutMyPlace visit includes a full, unedited HD video walkthrough of the apartment and its immediate surroundings, delivered to your private client portal within 24 hours.

Video Available in Your Client Portal

VIDEO CONTENTS

TIMESTAMP	SEGMENT	DESCRIPTION
0:00–1:20	Building Exterior & Entrance	Approach from Griffith Park Blvd, courtyard, mailboxes, building entrance
1:20–3:45	Living Room	Full 360° walkthrough, natural light, flooring, wall condition
3:45–6:10	Kitchen	All appliances, countertops, cabinet condition, sink and water pressure
6:10–8:30	Primary Bedroom	Room dimensions, closet size, window size and orientation
8:30–10:15	Second Bedroom	Room dimensions, closet, street-facing window, noise assessment
10:15–12:00	Bathroom	Tile, fixtures, water pressure test, storage, ventilation
12:00–14:30	Closets & Storage	Entry closet, linen closet — depth and usable shelving
14:30–16:45	Building Common Areas	Laundry room, hallways, elevator condition, building maintenance
16:45–18:10	Street & Neighborhood	Walk around the block, amenities, street noise, parking

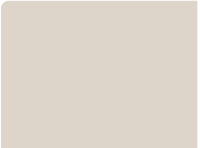
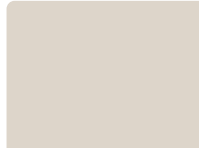
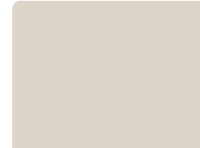
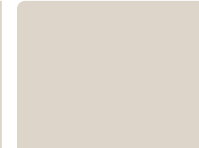
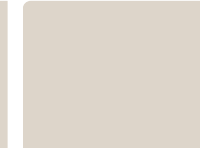
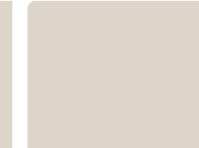
03

Photo Gallery

The visit includes a curated set of 52 high-resolution photographs covering all rooms, key details, and areas of interest, organized by room in your client portal.

CATEGORY	COUNT	COVERAGE
Living Room	9	Natural light, flooring, wall condition, window view, outlets
Kitchen & Appliances	11	All appliances individually, countertop, sink, cabinet interiors
Primary Bedroom	7	Full room, closet open/closed, window detail, ceiling
Second Bedroom	6	Full room, closet, window facing Griffith Park Blvd
Bathroom	8	Tile work, fixtures, under sink, showerhead, grout condition
Closets & Storage	4	Entry closet, linen closet – depth and shelving shown
Building Common Areas	5	Laundry room, hallway, elevator, trash area, mailboxes
Exterior & Street Views	4	Courtyard, building entrance, parking area, nearby street
Detail Shots	6	Floors, baseboards, light fixtures, window frames, door hardware
TOTAL	52	Full-resolution photos available in your ScoutMyPlace client portal

PHOTO PREVIEW

					
Living Room Natural Light	Kitchen Appliances	Bathroom Tile & Fixtures	Primary Bedroom Closet	Building Entrance	Street View Surroundings

04

Apartment Evaluation

Each category is scored 1–10 based on direct observations made during the visit. Scores reflect conditions at the time of visit.

NATURAL LIGHT



Good natural light in the living room and primary bedroom. South-facing windows in main spaces.

8.0

/ 10

Good

NOISE LEVEL



Living room and primary bedroom are reasonably quiet. Second bedroom faces busy Griffith Park Blvd — noticeable traffic noise.

6.0

/ 10

Average

MAINTENANCE CONDITION



Walls and floors are in good condition overall. Minor scuff marks near the entrance. No major issues observed.

7.0

/ 10

Good

CLEANLINESS



Apartment was clean and well-presented at the time of the visit. Common areas tidy.

8.0

/ 10

Good

BUILDING CONDITION



1920s building is well-maintained. Hallways are clean, elevator is functional and recently refurbished.

8.0

/ 10

Good

OVERALL IMPRESSION



A solid, livable apartment in a desirable location. The charm of the 1920s building is genuine.

7.0

/ 10

Good

OVERALL SCORE

7.3 / 10

GOOD

8

Natural Light

6

Noise Level

7

Condition

8

Cleanliness

8

Building

7

Impression

05

Evaluation Methodology

ScoutMyPlace evaluates each apartment across six standardized categories, scored from 1 to 10 based solely on observations made during the in-person visit.

SCORE SCALE

RANGE	LABEL	DESCRIPTION
9-10	Excellent	Exceptional condition. No noticeable issues.
7-8	Good	Good condition with only minor, cosmetic issues.
5-6	Average	Acceptable but with noticeable drawbacks.
3-4	Below Average	Multiple issues present. Requires attention.
1-2	Poor	Major concerns. Significant problems observed.

HOW EACH CATEGORY IS EVALUATED

Natural Light	Assessed based on the size, number, and orientation of windows in each room. The scout notes compass direction, presence of obstructions, and the quality of daylight observed.
Noise Level	Measured by listening attentively in each room with windows both open and closed. Sources assessed include street traffic, neighboring units, and building systems.
Maintenance Condition	Evaluation of visible surfaces — walls, floors, ceilings, fixtures, appliances, doors, and windows. The scout checks for cracks, stains, leaks, and signs of deferred maintenance.
Cleanliness	Assessment of the general cleanliness of the unit and shared spaces. Includes kitchen surfaces, bathroom grout, windows, and building common areas.
Building Condition	Evaluation of building hallways, stairwells, elevator, entrance, mailboxes, trash areas, and any shared amenities.
Overall Impression	A holistic livability score: Would a typical renter find this apartment comfortable and pleasant to live in day-to-day?

06

Detailed Observations

Living Room

Positive

Spacious and well-proportioned for a 2-bedroom apartment. Hardwood floors are in excellent condition with a warm honey tone.

Two south-facing windows bring strong afternoon natural light. The room feels bright and airy.

Freshly painted walls in a neutral off-white. One minor scuff mark near the entrance — cosmetic and easily touched up.

Ceiling height is generous for the building era (~9 feet), adding to the sense of space.

- One standard wall outlet per wall — adequate but worth noting for modern electronics needs.

Kitchen

Positive

Full galley kitchen with granite-look laminate countertop in good condition. No visible chips or burns.

Appliances: GE electric stove (clean, all burners tested), Samsung refrigerator (2022), built-in microwave, LG dishwasher.

Cabinet interiors are clean with no odors. Cabinet doors open and close smoothly.

Sink is single-basin stainless steel. Water pressure is strong. No visible leaks under the sink.

Small but functional. Limited counter space — worth noting for those who cook frequently.

Primary Bedroom

Positive

Comfortable room size — fits a queen bed with room to spare. Hardwood floors in same condition as living room.

Double closet with bi-fold doors. Interior depth approximately 24 inches. Single hanging rod with upper shelf.

Single window faces south. Good natural light. Street noise is minimal from this side of the building.

Walls clean and in good condition. No moisture or dampness observed.

Second Bedroom

Note

- Slightly smaller than the primary bedroom. Would comfortably fit a full or small queen bed.

Single window faces north toward Griffith Park Blvd. Noticeable traffic noise present even with window closed.

Closet is smaller — approximately 18 inches deep with sliding door. Limited for a full wardrobe.

- Better suited as a home office, nursery, or guest room than a primary sleeping space for light sleepers.

Bathroom

Mixed

Full bathroom with tub/shower combination. Tile is original 1920s white subway tile but in very good condition.

Grout is clean and well-maintained throughout. No visible mold or discoloration.

Water pressure in shower is strong. Hot water was available quickly during the test.

Bathroom faucet has a slow, intermittent drip — worth flagging to the landlord before move-in.

No exhaust fan — worth noting for humidity management. Good ventilation window above the shower.

- Storage: small medicine cabinet and single under-sink cabinet. Limited but functional.
-

07

Building & Surroundings

Building Exterior

- Classic 1920s Spanish Colonial Revival courtyard building in excellent condition for its age.
- Exterior stucco is intact with no major cracks. Red tile roof appears well-maintained.
- Courtyard is attractive and well-kept — mature jacaranda tree at center, stone pavers in good condition.

Common Areas & Hallways

- Interior hallways are clean and freshly painted in a warm neutral tone. No odors.
- Shared laundry room on the ground floor — 3 washers and 3 dryers, all in working order.
- Building entrance has secure key-fob access. Intercom system was functional at the time of visit.

Elevator

- One elevator serving all 3 floors. Small but functional. Recently refurbished — clean interior.
- No visible service concerns. Building management contact posted inside.

Neighborhood & Surroundings

- Los Feliz is an established, walkable neighborhood with a strong residential character.
- Within a 5-minute walk: Trader Joe's, multiple coffee shops, restaurants along Vermont Ave and Hillhurst Ave.
- Vermont/Sunset Metro Red Line station is 3 blocks away — excellent access to Hollywood and Downtown LA.
- Griffith Park is accessible by foot (15-min walk to main entrance).
- Street parking is available but competitive. No dedicated parking included with this unit.

Scout's Neighborhood Note

Los Feliz is consistently one of the most livable neighborhoods in Central LA. The area has low reported crime, a strong sense of community, and easy access to both nature (Griffith Park) and amenities. The scout has covered 30+ properties in this neighborhood and considers this a strong location.

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Final Assessment

Overall, 2847 Griffith Park Blvd, Unit 4B is a solid apartment that largely matches its listing description. The unit is well-maintained, bright, and located in one of the most desirable walkable neighborhoods in Central Los Angeles. The 1920s building adds real character and the courtyard creates a pleasant shared environment uncommon in modern apartment stock.

MAIN STRENGTHS

Excellent natural light in the living room and primary bedroom

Hardwood floors throughout – in good, well-maintained condition

Charming 1920s courtyard building with strong curb appeal

Outstanding location – walkable, great transit access, close to Griffith Park

Clean and well-maintained unit and building common areas

Responsive building management confirmed on site

POINTS TO CONSIDER

Second bedroom faces busy Griffith Park Blvd – noticeable street noise

Single bathroom only – a limitation for 2+ occupants

No in-unit laundry – shared laundry room on ground floor

No dedicated parking – street parking is competitive in the area

Minor bathroom faucet drip – flag to landlord before signing lease

Limited kitchen counter space – relevant for regular home cooks

Scout's Verdict

This apartment is a strong option for 1–2 people who prioritize location, character, and walkability. The noise in bedroom 2 and the single bathroom are the most meaningful trade-offs. For remote workers or those who need a quiet second bedroom, we recommend visiting at a different time of day (evening rush hour) before signing.

Important Notice

ScoutMyPlace provides observational visit reports based exclusively on visible, physical conditions observed by our scout during the in-person visit. Our reports are designed to give renters a more complete picture of an apartment before making a leasing decision.

Scope of Report

This report is not a formal property inspection, engineering report, structural assessment, or legal document. It does not constitute a guarantee regarding the condition, safety, habitability, or compliance of the property with any local, state, or federal regulations.

Scout Qualifications

ScoutMyPlace scouts are trained observers, not licensed home inspectors, engineers, contractors, or legal professionals. Assessments reflect visible conditions at the time of the visit only. Conditions may change between the visit date and any subsequent move-in.

What This Report Does Not Cover

Hidden structural elements, electrical wiring, plumbing systems within walls, HVAC mechanical performance, pest infestations not visible to the eye, environmental hazards (lead, asbestos, mold within walls), or title and ownership matters.

Liability

ScoutMyPlace assumes no liability for any decision made by the client based on this report. Clients are encouraged to conduct any additional due diligence they deem appropriate.

Confidentiality

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