

# SUMMIT INSPECTIONS

150 S. Glenoaks Blvd. • PMB 1045  
Burbank, CA 91502  
(818) 426-9977

Property Location: 907 W. MISSION ROAD, UNIT B  
ALHAMBRA, CA

Structure Type: Condominium

Inspection Date: March 21, 2026

Requesting Party: Julie Sun Estate

Representative: Alex Varga  
Varga & Nickel Real Estate Group  
135 W. Foothill Boulevard, #4  
Monrovia, CA 91016

This report provides an account of the results of a building inspection done at the above property. The purpose of the inspection is to report the general conditions of the structure and the electrical, plumbing and mechanical systems.

This report is confidential, is given solely for the use of the requesting party, and is not intended to be used by a third party. The inspection does not constitute a warranty, an insurance policy or a guarantee.

Information regarding permits, code compliance, termites, dry rot, pests, shower pans, hazardous materials (e.g., asbestos, lead, mold, radon, etc.), heating system fireboxes/heat exchangers, chimney smoke tests and related items, septic tanks, cable television and telephone wiring, security systems, intercoms, smoke detectors and loss of pool/spa water is not included in this report. Any general comments about these systems and conditions are informational only and do not represent an inspection.

This report is intended to be only a general guide to help evaluate the overall condition of the property. The inspection and report are not intended to be technically exhaustive or that every possible defect was discovered. Only items that are visible and reasonably accessible are inspected.

This report is not a substitute for the property owner's independent duty of disclosure.

**Rating Method:**

A – Functional condition, with normal wear and tear.

B – Overall functional but may require repair or replacement.

C – In need of repair or replacement.

These ratings are generally modified by comments which are to be considered a further explanation of the given rating.

## **EXTERIOR**

- B ROOF:** The roof in the vicinity of this unit was inspected. The roofing is a concrete tile type. The roofing overall appeared to be intact but is likely the original and in the latter stages of its expected service life. There is evidence of previous leakage (e.g., see LIVING ROOM/ETC section for a related comment) and there are sealant repairs in multiple areas. Also, the condition of the concealed underlayment below the tiles was not determined. Note: Limited entry was made onto the roof.
- B CHIMNEY:** The chimney (prefabricated type, with spark arrestor/rain cap) overall appeared to be intact, however, the inspection is limited. Recommend considering consulting a chimney specialist. Note: The fireplace gas valve is relatively stiff. The gas pipe in the fireplace is capped. Recommend sealing the gap in the fireplace side wall at the gas pipe. The fireplace damper is functional. The screens at the front of the fireplace are rusted and stick.
- GUTTERS AND DOWNSPOUTS:** None.
- B/ WALLS, TRIM  
C AND EAVES:** There is some stucco cracking and repair related irregularities. There is some general weathering in the exterior wood and some damaged wood was noted.
- B DOORS AND SCREENS:** See LIVING ROOM/ETC section regarding the living room entry door.

- B WINDOWS AND SCREENS:** See BATHROOMS, BEDROOMS, KITCHEN, LIVING ROOM/ETC and LAUNDRY sections for individual window and window screen comments.
- **PORCHES:** N/A.
- B PATIOS, DECKS AND WALKS:** There is some surface chipping and previous repairs in the main courtyard. Also, there is evidence of courtyard area leakage, in the form of efflorescence, on the garage ceiling.
- B FENCES AND WALLS:** There are some cracks in the west block wall.
- A FOUNDATION:** The building overall appeared to be structurally intact.
- **ADDITIONAL COMMENTS:** There is moisture related efflorescence on the garage walls. Recommend checking with the homeowners association for further information regarding the building and its common area systems – i.e., structure, roof, exterior maintenance, exterior drainage, garage, etc.

## **BATHROOMS**

- B WALLS AND CEILINGS:** See ADDITIONAL COMMENTS section. Downstairs 3/4: There is a minor gap in the wall at the drain pipe below the sink.
- B DOORS:** Full (primary): The latch strike plate for the door leading to the toilet area is missing.
- B WINDOWS:** Full (primary): The window screen screening is missing.
- B FLOORS:** Downstairs 3/4: There is a small crack in a floor tile to the left of the entry doorway.
- A COUNTERTOPS:** Functional.
- B SHOWER/TUBS:** Note: The shower/tub and shower tiles backing types were not determined. Full (primary): There is cracked sealant along the perimeter of the tub. Upstairs 3/4: There are possible sealant repairs along the base of the shower walls.

- A SINKS:** Functional.
- B FIXTURES:** The plumbing fixtures overall appeared to be in functional condition with the exceptions noted. Full (primary): The tub stopper (screw-in type) is not installed. The left sink stopper top piece is missing. Upstairs 3/4: The sink stopper is missing. Note: The toilet is relatively close (approx. 13" vs. at least 15" measured from the center of the toilet) to the shower enclosure. Downstairs 3/4: The small cap for the sink faucet cold water side handle is missing (minor). Note: The toilet clearances are especially limited.
- C ELECTRICAL:** Full (primary): The ground fault circuit interrupter (GFCI) at the left sink is inoperative. The GFCI device was found in the tripped position and did not reset – possibly unit (vs. wiring) related. The GFCI device is likely wired to protect the receptacle, which is also inoperative, at the right sink. Upstairs 3/4: The cover for the second ceiling light fixture, controlled by the same switch as the vent fan, is missing. Note: The receptacle is a GFCI type. Downstairs 3/4: The ceiling light fixture cover is missing. Note: The receptacle is a GFCI type.
- B/ VENT FANS:** The vent fans are relatively noisy (more noticeably in the full and upstairs 3/4 bathrooms). Full (primary): The vent fan improperly vents into the attic.
- C**
- **HEATING:** None.
- **ADDITIONAL COMMENTS:** There is some general cabinet wear.

## **BEDROOMS**

- B WALLS AND CEILINGS:** See ADDITIONAL COMMENTS section.
- B DOORS:** West (primary): The entry door latch strike plate is missing.
- B WINDOWS:** West (primary): There is some cosmetic window damage. There are small rips, two which are covered with blue tape, in the window screen.

- B FLOORS:** Downstairs: There is a small step in the floor along the entry doorway.
- A ELECTRICAL:** East: Note: The light switch is located behind the entry door. Downstairs: Note: The light switch and a second switch are located to the right of the closet (vs. closer to the entry door). The purpose of the second switch was not determined.

## KITCHEN

- B WALLS AND CEILINGS:** See ADDITIONAL COMMENTS section.
- DOORS:** None.
- B WINDOWS:** The window is cosmetically damaged and somewhat stiff.
- A FLOORS:** Functional.
- A COUNTERTOPS:** Functional.
- B CABINETS:** There is some general cabinet wear, including discoloration in the cabinet below the sink. The right sink cabinet door at the sink is loose.
- C APPLIANCES:** Range/oven (gas, portable), microwave (with vent fan), refrigerator/freezer, dishwasher and garbage disposal. The appliances overall are old and poor condition. The microwave is physically damaged and the door handle is broken off. The microwave vent fan is venting into the above cabinet (vs. installed in the ductless position).
- A PLUMBING:** Functional.
- B ELECTRICAL:** The ground fault circuit interrupter (GFCI) receptacle to the right of the sink is damaged and inoperative. The GFCI device is likely wired to the second receptacle, which is also inoperative, to the right of the sink. Note: The other countertop area receptacles are a GFCI type. The main light switch (on the dining room south wall) is upside down.

## LIVING ROOM/DINING ROOM OFFICE/HALLWAYS/STAIRWAY

- B WALLS AND CEILINGS:** See ADDITIONAL COMMENTS section. Living Room: There is some discoloration at the west end of the ceiling. This appeared to be related to roof area leakage. See EXTERIOR section regarding the roof.
- B DOORS:** Living Room: There is damaged weather stripping along the exterior door. Dining Room: The closet door latch does not engage (minor adjustment). Office: There is some play in the entry door in the latched position.
- B WINDOWS:** Living Room: The window is cosmetically damaged and slides somewhat roughly. Dining Room: The window is cosmetically damaged, somewhat stiff and the lower track is bent. Office: The window fixed section pane (dual pane type) is fogged.
- A FLOORS:** Office: There is a small step in the floor along the entry doorway.
- B ELECTRICAL:** Living Room: No switch operated light fixture or receptacle was noted (a switch controlled receptacle may have been bypassed).
- ADDITIONAL COMMENTS:** Living Room: See EXTERIOR section regarding the chimney and the fireplace.

## LAUNDRY

- A LOCATION:** Laundry Room
- A PLUMBING:** Functional. Note: The washer drain was not tested.
- A ELECTRICAL:** Functional (120 volt). Recommend installing ground fault circuit interrupter (GFCI) protection for the right receptacle – for enhanced safety. Note: The left receptacle is a GFCI type.
- A GAS VALVE:** Functional.
- B DRYER VENT:** The dryer vent exterior cover is not flush with the wall.

- **ADDITIONAL COMMENTS:** There is some moisture related discoloration in the ceiling at the water heater vent pipe. The window screen is torn and roughly repaired with transparent tape.

## ATTIC

- A FRAMING:** The framing overall appeared to be structurally intact.
- **ROOF INTERIOR:** See EXTERIOR section regarding the roof.
- B VENTILATION:** The attic ventilation is limited (original design).
- B/ DUCTS AND C VENT PIPES:** See BATHROOMS section regarding the full (primary) bathroom vent fan. See HEATING/AIR CONDITIONING section regarding the heating/air conditioning ducts.
- B INSULATION:** The attic insulation (batts type) is missing in a few smaller areas.

## PLUMBING

- B FIXTURES:** The plumbing fixtures appeared to be in functional condition with the exceptions noted. See BATHROOMS section.
- A WATER PIPES:** Copper. The water piping overall appeared to be functional. Note: The majority of the water piping, which is partially routed through the attic, is concealed.
- A WATER PRESSURE:** Incoming: 80 psi  
Regulated: N/A (see below)
- **PRESSURE REGULATOR:** There did not appear to be a water pressure regulator – not required for the above noted pressure. Note: Code requires pressure to be regulated to a maximum of 80 psi and newer systems are commonly regulated somewhat lower (e.g., to 65 psi).
- A DRAIN PIPES:** ABS and cast iron. No drain restrictions or leaks were noted.

- B WATER HEATER:** The 40 gallon water heater (Rheem brand) in the laundry room is approximately six years old ('20). The above vent piping is a single wall (vs. double wall) type. There are no securing screws for the vent pipe at the downdraft diverter. The drain pipe for the pressure relief valve drains into the catch pan, which does not have a drain. Note: The pressure relief valve is PVC (vs. copper or galvanized) but is labeled as being for a pressure relief valve (or T & P valve). The gas line is without a sediment trap – common older installation.
- B RELIEF VALVE:** On water heater (see above).
- **ADDITIONAL COMMENTS:** The main water valve, which did not appear to be labeled, is located in the garage. The main gas valve (without seismic shut off valve) is located at the east exterior along the west side of the driveway.

## **ELECTRICAL**

- C LIGHTS AND RECEPTACLES:** The accessible lights and receptacles appeared to be in functional condition with the exceptions noted. See BATHROOMS, KITCHEN and LIVING ROOM/ETC sections. The exterior light fixture cover at the upper right of the living room exterior door is missing. Note: Some of the receptacles are older. Recommend individual unit replacement as needed.
- A WIRING:** Nonmetallic cable (Romex). The wiring overall appeared to be in functional condition.
- A SERVICE PANELS:** Main: The main circuit breaker is part of the common areas. Recommend checking with the homeowners association. Subpanel: The subpanel (Murray brand) in the downstairs hallway consists of one 40 amp double pole, ten 20 amp, two 15 amp arc fault circuit interrupter (AFCI) and five 15 amp breakers. The panel overall appeared to be functional. Note: There is no room in the panel for additional breakers with the existing breakers installed, however, one full-sized breaker can be replaced with a tandem type breaker for adding a circuit. The panel directory is limited.
- A SERVICE ENTRANCE:** Functional.

## **HEATING/AIR CONDITIONING**

- C TYPE:** Central Forced Air (Goodman brand)
- C CONTROL:** Thermostat (see below)
- B DUCTS:** The ductwork is the original and replacement may be recommended or required at the time of system replacement.
- A CAPACITIES:** Heater: 45,000 BTU  
Air Conditioner: 3 Tons
- A LOCATION:** Heater/Fan Unit: Attic  
AC Condensing Unit: West Exterior
- ADDITIONAL COMMENTS:** The heating/air conditioning system is the original, at the end of its expected service life and is in disrepair. Recommend consulting an electrical contractor for further system review. Note: The air conditioner was operated and the condensing fan and the compressor did not turn on. The heater was then operated and the forced air fan did not turn on. Also, the thermostat display went blank sometime during operating the heater. Note: The heater/fan unit was subsequently unplugged for safety reasons. The heater gas line is without a sediment trap – common older installation. The air conditioning refrigerant type is the obsolete R-22. There is no catch pan below the air conditioner coil unit in the attic. There is a gap in the coil unit housing at the refrigerant suction line. There is a small missing section of refrigerant line insulation at the coil unit.

## **ADDITIONAL COMMENTS**

The condominium is in need of additional repairs that are generally cosmetic in nature – e.g., wall and ceiling repairs.

The hardwired smoke detectors and carbon monoxide detectors.

Recommend considering a termite/wood destroying organisms inspection.



Tile roofing.



Tile roofing.



Tile roofing.



Tile roofing.



Tile roofing.



Tile roofing.



Tile roofing.



Sealant repair.



Sealant repairs.



Sealant repairs.



Chimney upper exterior.



Fireplace. Note: The rusted screens.



Fireplace gas valve.



Capped gas pipe in the fireplace.



Gap in the fireplace side wall at the gas pipe.



Fireplace damper in the open position.



Fireplace damper in the closed position.



Stucco repair.



Stucco repair.



Stucco repairs.



Example of damaged wood.





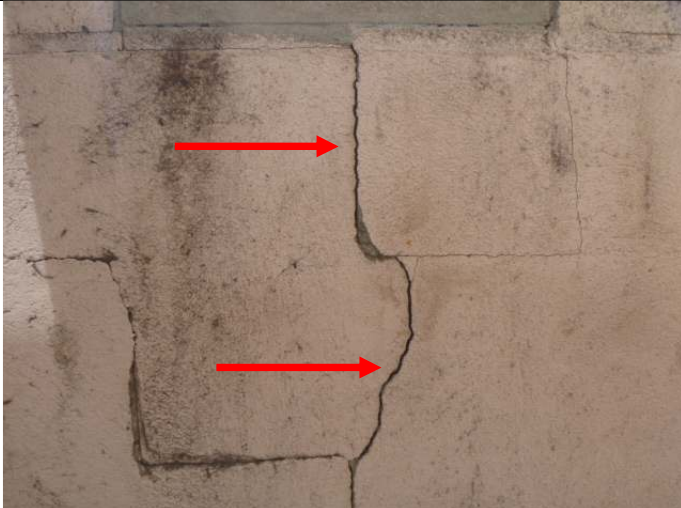
Courtyard.



Courtyard surface damage.



Courtyard repair.

	<p>Moisture related efflorescence of the garage ceiling (below the courtyard).</p>
	<p>Moisture related efflorescence of the garage ceiling (below the courtyard).</p>
	<p>Cracks in the west block wall.</p>



Moisture related efflorescence of the garage east wall.



Full bathroom shower/tub. Note: The tiles backing type was not determined.



Cracked sealant along the perimeter of the tub.



Tub stopper (screw-in type) not installed.



Full bathroom sink stopper with missing top piece.



Missing strike plate for the door leading to the full bathroom toilet area.



Full bathroom vent fan (which is relatively noisy).



Full bathroom vent fan venting into the attic.



Full bathroom sink cabinet wear.



Upstairs 3/4 bathroom shower.  
Note: The tiles backing type was not determined.



Upstairs 3/4 bathroom shower.



Sealant along the base of the upstairs 3/4 bathroom wall.



Upstairs 3/4 bathroom missing sink stopper.



Upstairs 3/4 bathroom toilet relatively close to the shower enclosure.



Upstairs 3/4 bathroom ceiling light fixture with missing cover.



Upstairs 3/4 bathroom vent fan (which is relatively noisy).



Upstairs 3/4 bathroom sink cabinet wear.



Downstairs bathroom shower. Note: The tiles backing type was not determined.



Downstairs 3/4 bathroom sink faucet. Note: The missing handle cap piece.



Gap in the wall at the drain pipe below the downstairs 3/4 bathroom sink.



Downstairs bathroom light fixture with missing cover.



Cracked floor tile to the left of the downstairs 3/4 bathroom entry door.



Missing strike plate for the west bedroom entry door.



West bedroom torn window screen.



West bedroom window screen repair.



West bedroom window screen repair.



Downstairs bedroom window surface damage.



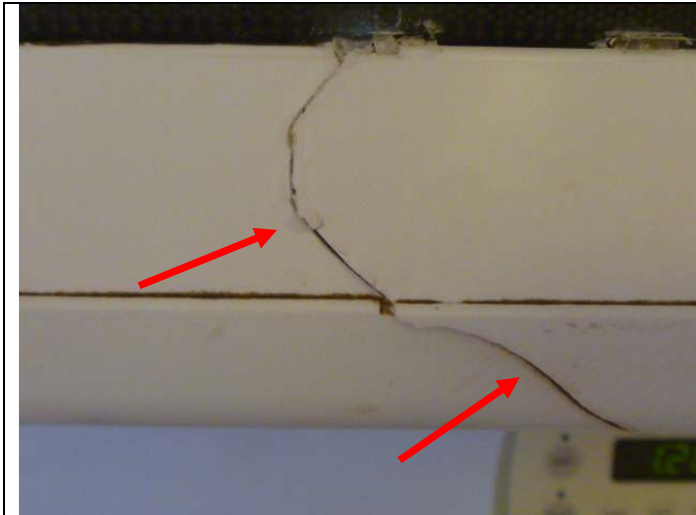
Step along the downstairs bedroom entry doorway.



Range/oven.



Microwave.



Microwave damage.



Microwave broken off handle.



Microwave vent fan venting into the above cabinet.



Dishwasher.



Refrigerator/freezer.



Damaged ground fault circuit interrupter (GFCI) receptacle to the right of the sink.



Kitchen window surface damage.



Kitchen cabinet door.



Discoloration in the kitchen cabinet below the sink.



Moisture related discoloration in the living room ceiling at the west wall.



Dining room window surface wear.



Dining room window bent lower track.



Office fogged window pane.



A closer view of the office fogged window pane.



Step along the office entry doorway.



Washer hookups and drain.



Dryer gas valve.



Dryer vent.



Dryer vent exterior cover not flush with the wall.



Moisture related discoloration in the laundry room ceiling at the water heater vent pipe.



Kitchen torn window screen with transparent tape.



Attic.



Attic.



Attic.



Attic.



Attic.



Area of missing attic insulation.



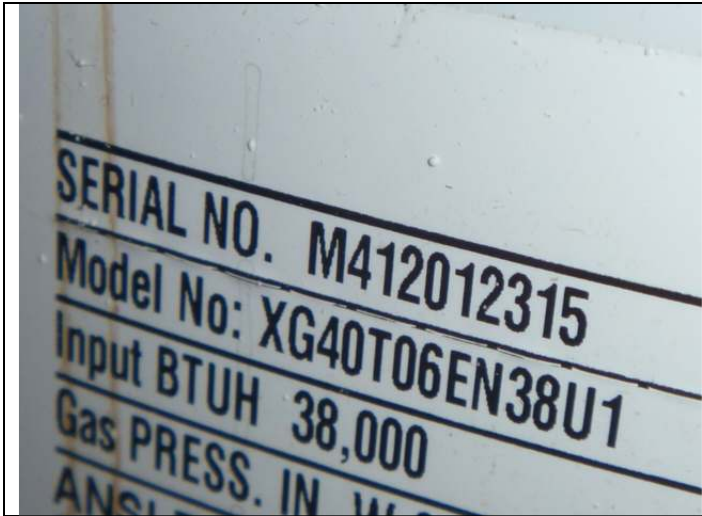
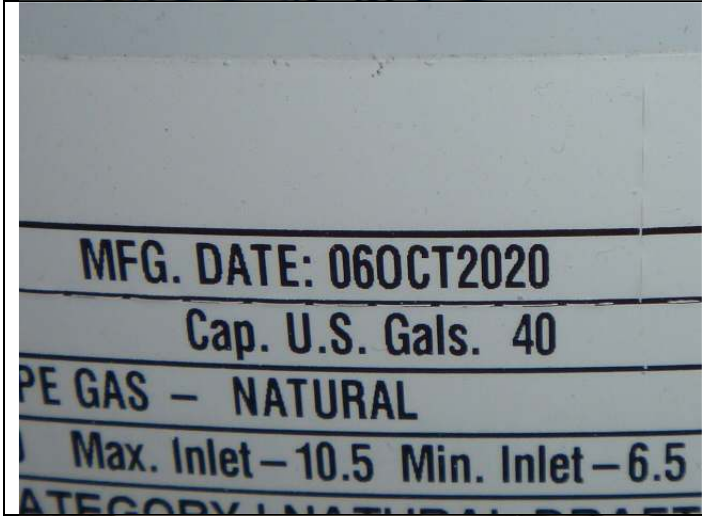

Copper water piping routed through the attic.



Water heater upper section.



Water heater lower section.

	<p>Water heater serial and model numbers.</p>
	<p>Water heater date and capacity.</p>
	<p>No securing screws for the water heater vent pipe at the downdraft diverter.</p>



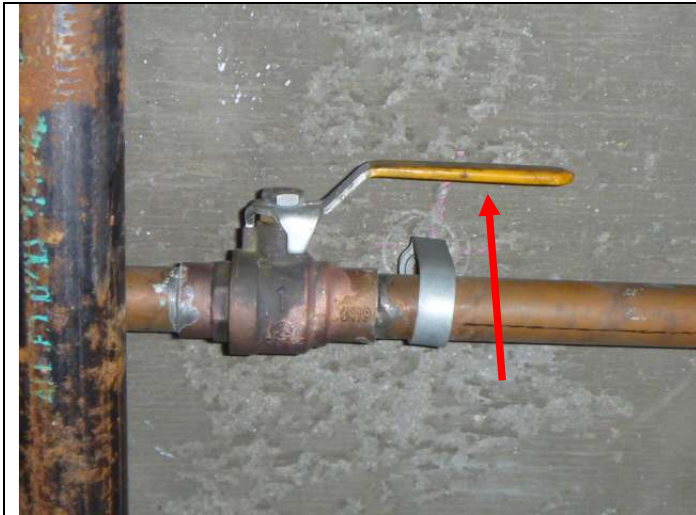
Water heater pressure relief valve drain pipe draining into the catch pan.



Water heater catch pan without a drain pipe.



Pressure relief valve PVC drain pipe (with temperature and pressure relief valve rating).



A main water valve in the garage. Note: The valves are not labeled.



Water meters location along the sidewalk.



Water meters location along the sidewalk.



Gas meter.



Main gas valve.

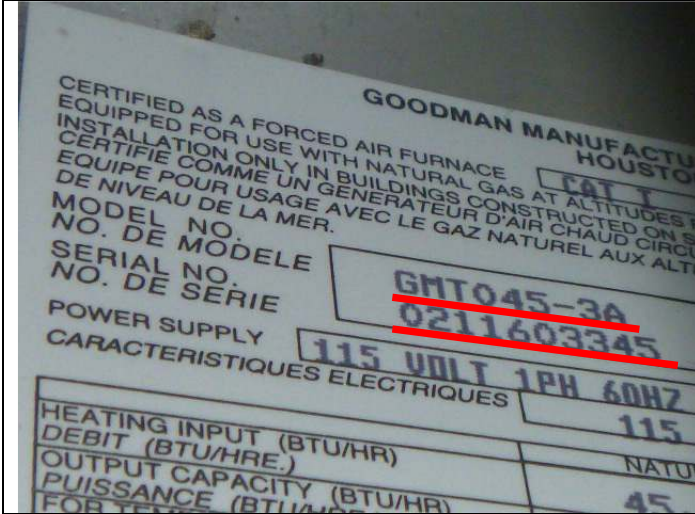


Missing light exterior light fixture to the right of the living room exterior door.





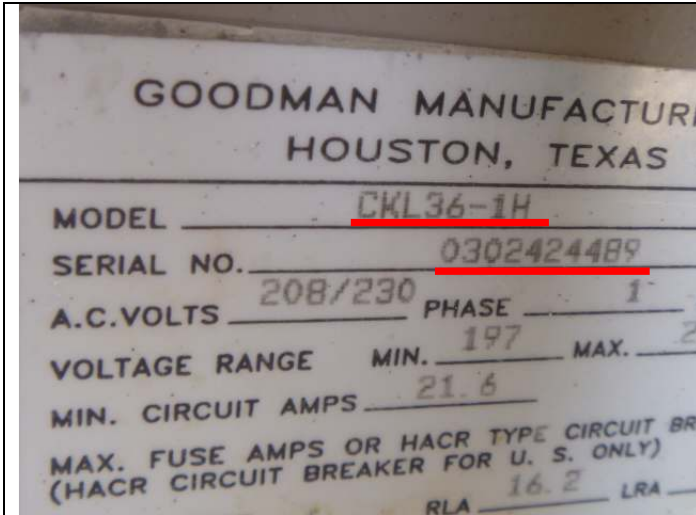
Heater/fan unit.



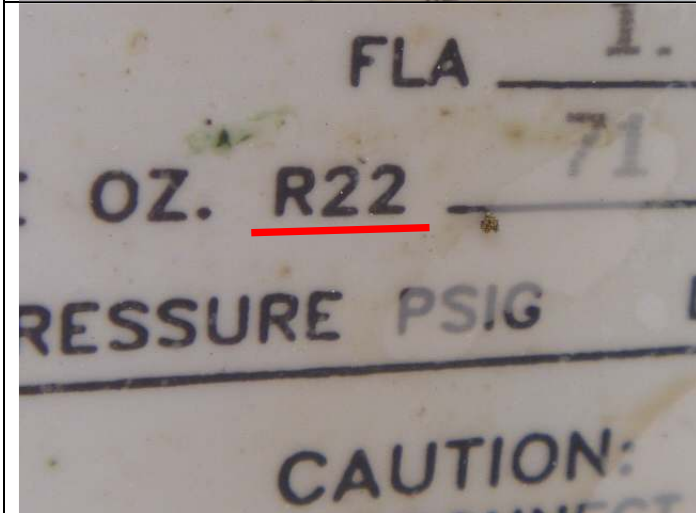
Heater/fan unit model and serial numbers (indicating a 2002 build date).



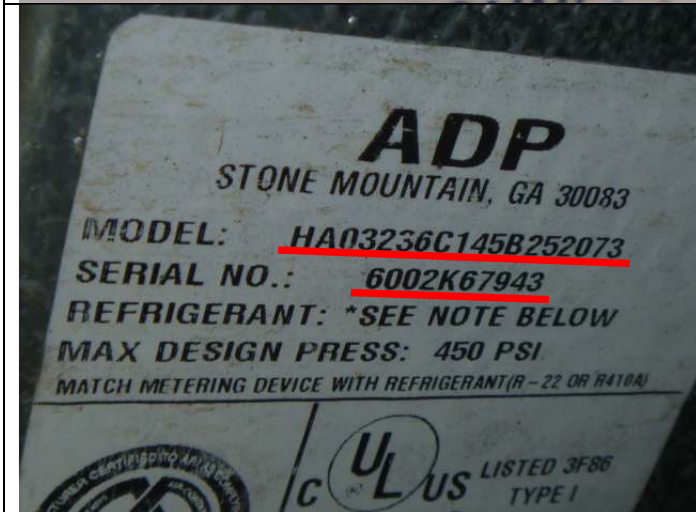
Air conditioner condensing unit.



Air conditioner model and serial numbers (indicating a 2003 build date).



Air conditioning refrigerant type (obsolete R-22).



Air condition coil model and serial numbers (indicating a 2002 build date).



Air conditioner coil without a catch pan.



Gap in the air conditioner coil housing at the refrigerant suction line. Note: The missing section of refrigerant line insulation.