Summary of Inspector's Major Findings

LOCATED AT:
27383 Oak Summit Rd
Agoura Hills, CA 91301

PREPARED EXCLUSIVELY FOR:
John & Pam Mills

INSPECTED ON:
Wednesday, July 15, 2026



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FIT Property inspectors
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CERTIFIED CREIA INSPECTOR

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Summary of Inspector's Major Findings

This is a summary review of the inspectors' MAJOR findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist.

In listing these items, your inspector is not offering any opinion as to who among the parties to this transaction should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

This is not a complete list of deficiencies of the property. Please refer to the whole written report below for ALL deficiencies.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

SC = Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant the further evaluation and corrections by a specialist in the appropriate trade.

CR = Correction Recommended

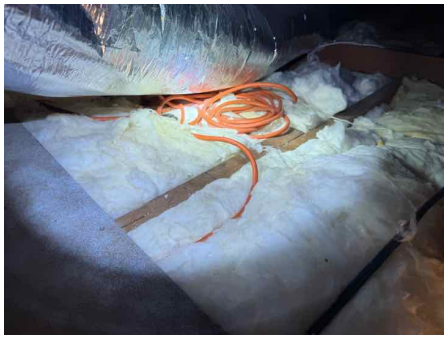
FE = Further Evaluation: Conditions noted that warrant further evaluation by specialists in the appropriate trades.

RU = -- type the description here for the new severity level --

ATTIC ELECTRICAL WIRING

SC CR **s-24:** We found extension cord and/or improper wiring in use in this area. This type of wiring is easy to overload and can be easily damaged. Removal of all substandard wiring and replacement with proper circuitry is recommended.





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TILE ROOF COVERING BASIC INFORMATION - BASIC INFORMATION

CR FE **s-49:** Composite Shake Roofing: Composite shake roofing (including products such as Cemwood, CalShake, Permatek, Royal Shake, Cascade Shake, Trieste Tile, and Pacific Slate) was observed. These roofing materials are known to experience premature deterioration, including cracking, curling, and brittleness, which can result in water intrusion. Many of these products have been the subject of manufacturer litigation and are no longer supported. We recommend evaluation by a qualified roofing contractor familiar with these roofing systems and budgeting for repairs or replacement as needed.

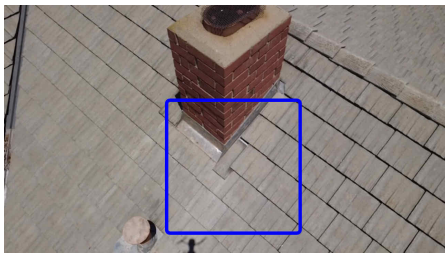






TILE ROOF COVERING SURFACE CONDITIONS - SURFACE

SC CR **s-53:** There are one or more slipped tiles, meaning the tiles have slipped out of position. Slipped tiles can be a hazard. Slipped tiles are caused by either tiles that were not secured during installation, or in older installations the fastener, corrodes and degrades, leaving the tile loose. When the water resistant underlayment becomes exposed because of a slipped tiles, this condition leaves the underlayment exposed to physical and UV damage. We recommend this be corrected by a specialist in the appropriate trade.



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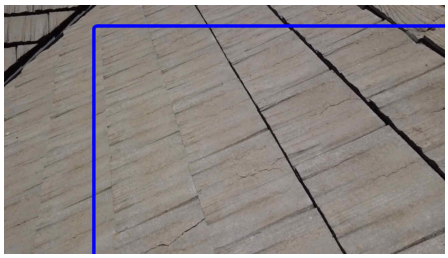
CR FE **s-54:** There are cracked/broken tiles. This condition is conducive to moisture intrusion and deterioration because the underlayment is left exposed. We recommend further evaluation and corrections by a specialist in the appropriate trade.







TILE ROOF COVERING CHIMNEYS /FLUES/CAPS - CHIMNEY AT ROOF

RU **s-56:** The spark arrestor is an old design and lacks a rain cap. Current Standards require all chimneys attached to any appliance our fireplace that burns solid fuel, shall be equipped with an approved spark arrester that has NET FREE AREA 4 times of the chimney flue outlet itself. We recommend upgrading to a Spark Arrestor/Cap Combo. We recommend the upgrades be performed by a specialist in the appropriate trade.



TILE ROOF COVERING FLASHINGS - FLASHINGS: OVERALL

CR **s-63:** The mastic used to seal some of the roof connections and penetrations is cracked or missing. This condition is conducive to moisture intrusion and deterioration. We recommend that these areas of cracked sealant be repaired as necessary to prevent leakage.



TILE ROOF COVERING MISCELLANEOUS OBSERVATIONS

s-64: Age: Approximately 30 years old.

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FE **s-65:** The majority of the waterproofing of a roofing system comes from the underlayment. In the case the underlayment appears to be a #30 felt paper. This is the material underneath the roofing itself. According to manufacturers and installers, the expected service life of this type of roofing underlayment is approximately 25-50 years depending on the quality of installation and maintenance performed.

FE **s-66:** Because of the reasons listed we recommend the further evaluation and corrections by a licensed and qualified roofing contractor.

ELECTRICAL SYSTEM BASIC INFORMATION

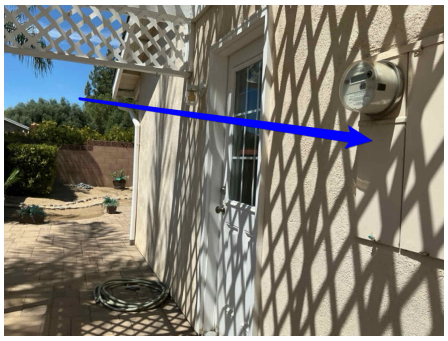
s-69: Capacity (available amperage): 125 amperes

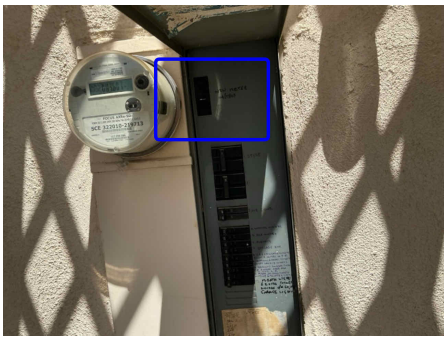


ELECTRICAL SYSTEM ELECTRIC LOCATIONS METER & MAIN

s-73: The meter and main electrical service panel are outside on the left side of the building.







ELECTRICAL SYSTEM SERVICE MAIN CIRCUIT BREAKER MAIN PANEL

s-74: The main service panel is in serviceable condition with the exceptions listed.

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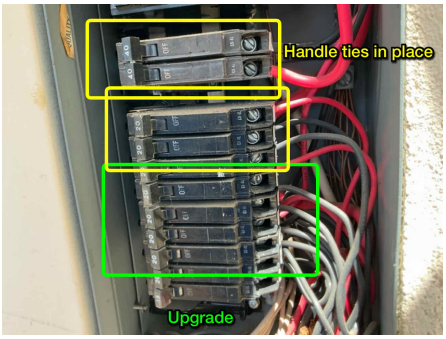
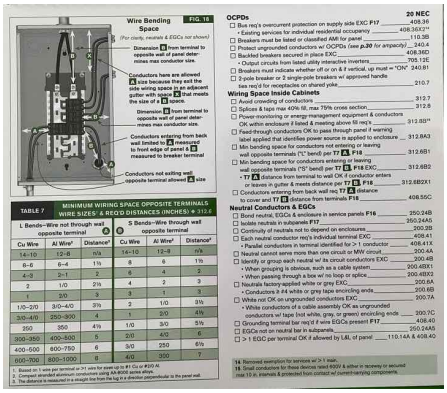
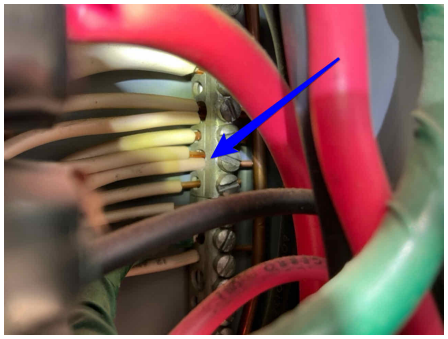
SC RU **s-75:** One or more multi-wire branch circuits with breakers not tied together were observed. Older electrical installations did not always require common disconnecting means at the time of original construction; however, modern safety standards call for multi-wire circuits to be provided with a common disconnecting means, such as listed handle ties or a common-trip breaker, so both ungrounded conductors operate in tandem. For improved safety and servicing, upgrades are recommended. The proper circuit pairing should be identified and verified prior to installing handle ties. We recommend correction by a qualified electrical contractor.

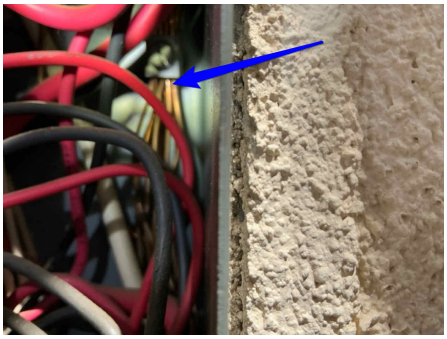


ELECTRICAL SYSTEM SERVICE MAIN CIRCUITRY

SC CR **s-76:** There was a double tapping (2 or more wires under 1 screw) observed on the neutral and/or ground bus bar. This is not an acceptable practice. We recommend this be corrected by a specialist in the appropriate trade.







ELECTRICAL SYSTEM BRANCH WIRING WIRING

SC CR **s-82:** We found extension cord/power strip extension wiring in use. This type of wiring does not conform to building standards and could be overloaded. We recommend any non-conforming wiring/power strips, etc. be replaced with proper circuitry and electrical receptacles that are near were the electricity is needed. We recommend this be corrected by a specialist in the appropriate trade.
Noted: observed in garage

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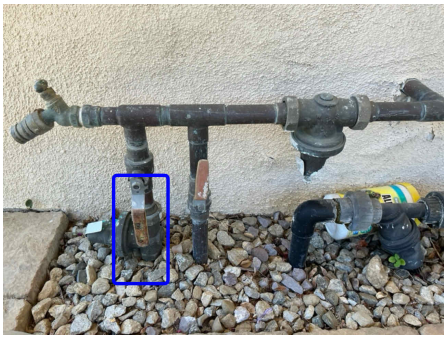
PLUMBING SUPPLY WATER SHUT-OFF LOCATION

s-93: The domestic water supply main shut-off valve is located at the front of the structure.







PLUMBING SUPPLY WATER PRESSURE

CR **s-100:** The static water pressure measured at the time of inspection was 163 PSI, taken at an accessible fixture (exterior hose bib / water heater drain / washer connection). Recommended operating pressure is typically between 40 75 PSI.

Elevated water pressure can contribute to premature wear of plumbing components, including valves, seals, supply lines, and fixtures, and may increase the risk of leakage over time.

We recommend adjustment or replacement of the pressure-reducing valve (PRV) by a qualified plumbing contractor as needed to maintain proper operating pressure.



PLUMBING SUPPLY REGULATOR

CR **s-101:** There was a water pressure regulator present but high water pressure was observed in the structure. We recommend this be corrected by a specialist in the appropriate trade.

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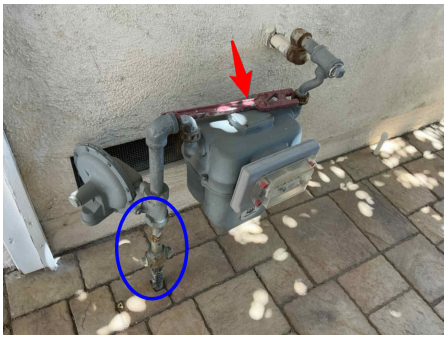
PLUMBING GAS SYSTEM GAS METER & SHUT-OFF LOCATIONS

s-104: The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.







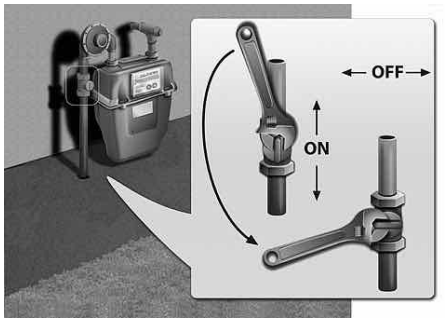
PLUMBING GAS SYSTEM GAS METER COMMENTS

RU **s-105:** The meter lacks an automatic seismic shutoff valve. A seismic shutoff valve will turn the gas off to the structure in the event off an earthquake. Some cities in Los Angeles County have requirements regarding natural gas seismic shutoff valves during the escrow process. Ventura county and some other surrounding counties do not yet have this requirement. To increase safety, it is recommended a seismic shutoff valve be installed by a qualified plumbing contractor as an upgrade.

It is recommend that you check with your local municipality as it'd requirements of a seismic shuttle valve as it pertains to your escrow List of cities requiring natural gas shutoff valves as of 2023:

Los Angeles
Santa Monica
West Hollywood
Culver City
Malibu
Agoura Hills
San Fernando

SC CR **s-106:** There is a meter wrench near the gas meter, however it should be secured with a tether so it is not lost. The valve needs to be turned only ninety degrees (in either direction) to shut the gas line off In case of emergency.





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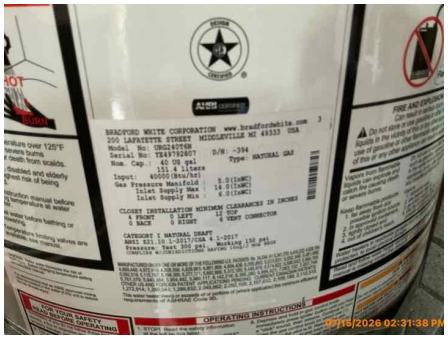
TANK & TANKLESS WATER HEATER BASIC INFORMATION

s-111: Location: In the garage





TANK & TANKLESS WATER HEATER EXPANSION TANK

CR **s-114:** There is no expansion tank on the water heater which was installed 2006 or after. Expansion tanks are a pressure safety device. It is recommend this be corrected by a specialist in the appropriate trade.



TANK & TANKLESS WATER HEATER T/P RELEASE VALVE

SC CR **s-117:** The temperature pressure relief plumbing is terminated at the floor. New standards call for temperature pressure relief valve piping to be ran to the exterior of the structure to avoid water damage. In new construction/remodeled structures/new water heater installs are held to new standards. We recommend this be corrected by a specialist in the appropriate trade.



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TANK & TANKLESS WATER HEATER GAS SUPPLY

CR **s-118:** The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. When water heater was installed it was standard practice to install a drip leg. A 'drip leg' should be added to the gas piping just after the connector. It is recommend this be corrected by a specialist in the appropriate trade.



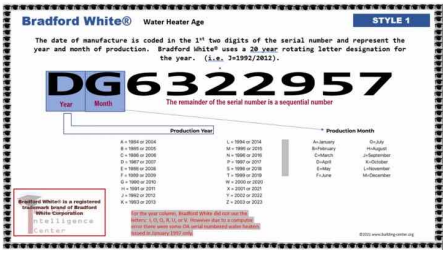
TANK & TANKLESS WATER HEATER COMBUSTION AIR

SC CR **s-121:** The screens over the combustion air openings are louvered. This style of cover restricts air flow. It is recommended less constrictive ventilation screens be added. It is recommend this be corrected by a specialist in the appropriate trade.

SC RU **s-122:** There is only has one source of combustion make up air. Building standards require two sources, a high and low and they should be 12" from the ceiling and one 12" from the floor. We recommend this be corrected by a specialist in the appropriate trade.

TANK & TANKLESS WATER HEATER OBSERVATIONS

s-125: Bradford White age chart.







s-126: Age: Estimated to be 4 years old.

s-127: The average service life of a standard tank water heater is 12 years according to manufactures and installers.

FORCED HOT AIR HEATING SYSTEM BASIC INFORMATION

s-128: Furnace location: Hall closet



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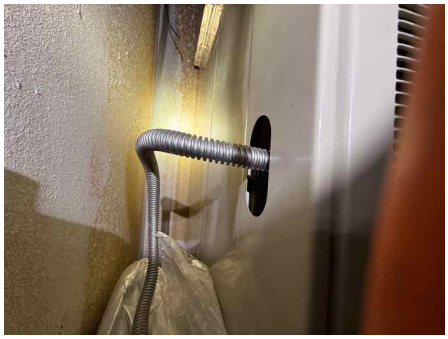
FORCED HOT AIR HEATING SYSTEM EQUIPMENT - GAS SUPPLY

SC CR **s-134:** The gas flexible connector enters the cabinet. This is a substandard installation as manufacturers and installers say the cabinet can damage the connector. We recommend this be corrected by a specialist in the appropriate trade.



FORCED HOT AIR HEATING SYSTEM EQUIPMENT - PLENUM

CR FE **s-141:** There was previous or current water damage observed at the plenum. This water damage is from condensation from the evaporative coil. Further evaluation and corrections by a specialist in the appropriate trade is recommended.

CR FE **s-142:** There was a possible organic substance observed on and/or in the plenum. We recommend further evaluation and corrections by a specialist in the appropriate trade.



FORCED HOT AIR HEATING SYSTEM OBSERVATIONS

s-154: Estimated age: 33 years old

s-155: The expected service life of a forced air furnace is approximately 20-30 years according to manufactures and maintenance professionals.

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AIR CONDITIONING BASIC INFORMATION

s-156: Method of cooling: Gas compression

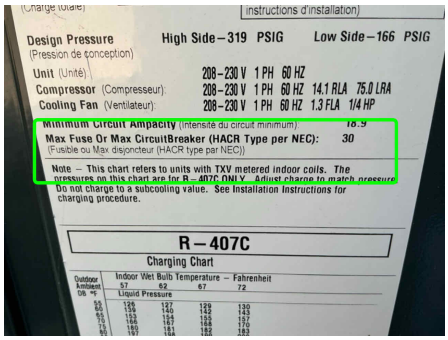




s-159: 3 Ton

AIR CONDITIONING OUTDOOR ELECTRICAL - HVAC DISCONNECT

SC CR **s-167:** The air conditioning condenser is 'over-fused' in the local disconnect and/or breaker panel. This means the fuse and/or breaker is larger than the manufacturer's recommended max amperage for unit and/or the conductors (wires) installed are too small for the breaker and/or fuses. We recommend this be corrected by a specialist in the appropriate trade.







AIR CONDITIONING OBSERVATIONS

s-170: Estimated to be approximately 1 years old

s-171: The expected service life of an air conditioning unit is approximately 15 years give or take, according to manufacturer and maintenance professionals.

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CR FE **s-172:** The systems did respond to normal operating controls, but the temperature differentials between supply and return air grills were were not indicative of an optimal AC system. The temperature differential on a healthy functioning AC should range from 16-20 degrees difference at the supply and return registers (grills)

Note: Supply was 57-62 degrees and Return was 71 degrees after the unit operated over 20 mins.

We recommend the unit be further evaluated, serviced and/or repaired as recommended by a specialist in the appropriate trade.







GARAGE SURFACE CONDITIONS - CEILINGS

CR FE **s-215:** The wood sheathing in the garage appears newer but shows signs of water staining and/or water damage. This sheathing likely was installed during the most recent roof replacement, and the observed staining is consistent with potential water intrusion from the roof system. We recommend further evaluation and corrections by a specialist in the appropriate trade.



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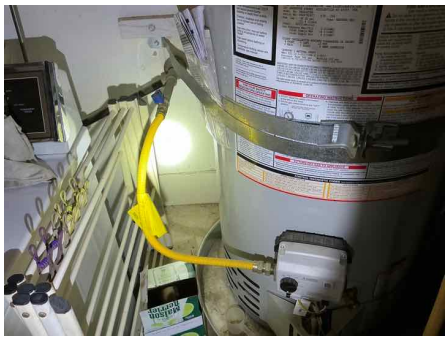
GARAGE FIRE SAFETY FIREWALL

SC CR **s-223:** The firewall does not have taped joints at the repair behind the water heater. Taped joints were standard and common practice when this structure was built or modified. We recommend taping the joints to seal the firewall completely as required by building standards when the structure was built. We recommend correcting the condition noted.

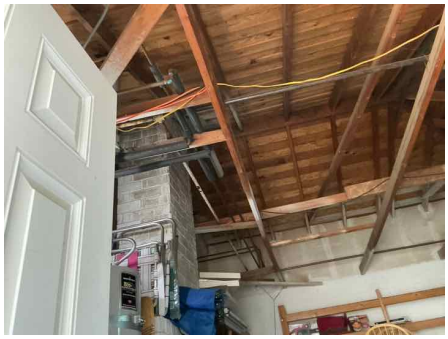


GARAGE ELECTRICAL RECEPTACLES

SC RU **s-226:** The garage outlet(s) are not GFCI protected, which was common at the time this home was built but doesn't meet current safety standards. For added protection, especially in potentially damp areas, upgrading to GFCI outlets is recommended. A qualified electrician should handle this work.

GARAGE ELECTRICAL WIRING

SC CR **s-228:** Extension cords or power strips were found in use as permanent wiring. This setup doesn't meet building standards and could pose a safety risk if overloaded. We recommend replacing them with properly installed outlets near the point of use, done by a qualified electrician.



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GARAGE EQUIPMENT VENTING & COMBUSTION AIR - VENTILATION

SC RU **s-229:** The combustion/make-up air configuration serving one or more gas-fired appliances (such as a water heater, furnace, dryer, or similar equipment) was observed with lower air openings only. No readily visible upper combustion air opening or other approved upper air source was noted at the time of inspection. Upper and lower combustion air openings, or another approved alternative method, have been commonly recognized as a building standard for enclosed gas appliance installations since approximately the 1950s 1960s and remain part of modern building standards to support proper draft, combustion, and safe appliance operation. Further evaluation and corrections by a licensed HVAC contractor or qualified mechanical specialist is recommended.

Noted: When this structure was built the ventilation was adequate, but we do recommend upgrading and adding additional ventilation up high.

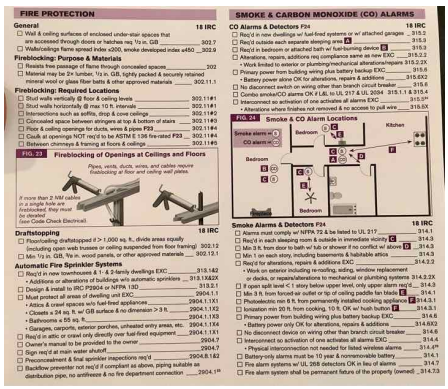


SC CR **s-230:** The vents used are a louvered style that restrict airflow. We recommend correcting the condition noted.



PRIMARY BEDROOM INTERIOR FIRE PROTECTION SMOKE DETECTOR

SC CR **s-290:** There was no smoke detectors present where required. Correcting the condition noted is recommended.



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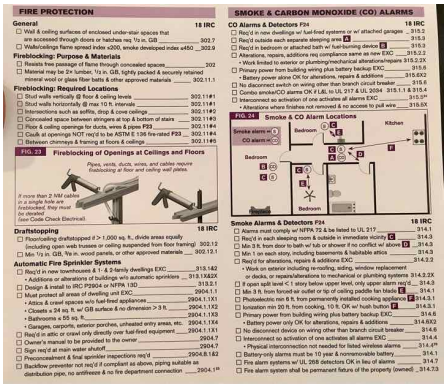
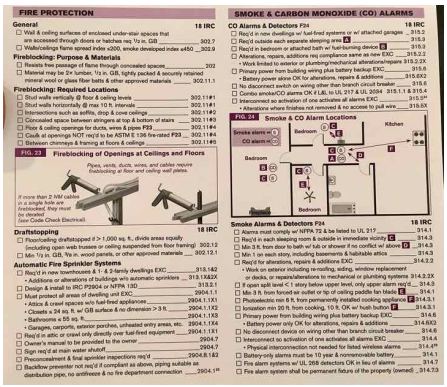
RIGHT/REAR BEDROOM INTERIOR FIRE PROTECTION SMOKE DETECTOR

SC CR **s-298:** There was no smoke detectors present where required. Correcting the condition noted is recommended.



REAR/CENTER BEDROOM INTERIOR FIRE PROTECTION SMOKE DETECTOR

SC CR **s-307:** There was no smoke detectors present where required. Correcting the condition noted is recommended.



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