



CAL-SPEC INC.
760.770.7060
calspec111@gmail.com
<https://www.calspecinc.com>



CAL-SPEC RESIDENTIAL

1234 Main St.
Rancho Mirage, CA 92270

Buyer Name
06/06/2019 9:00AM



Inspector
Jerry Campbell
Certified Inspector / General Contractor
760.770.7060
calspec111@gmail.com



Agent
Agent Name
555-555-5555
agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	4
2: EXTERIOR	6
3: ROOF	8
4: PATIO	9
5: GARAGE	11
6: ELECTRICAL	12
7: MAJOR SYSTEMS	14
8: ATTIC	18
9: LAUNDRY ROOM	19
10: MEDIA UTILITY ROOM	20
11: INTERIOR AUXILIARY SYSTEMS	21
12: FRONT INTERIOR ENTRY	23
13: KITCHEN	24
14: MORNING ROOM	26
15: HALLWAYS	27
16: GREAT ROOM	28
17: FORMAL DINING ROOM	29
18: MASTER BEDROOM	30
19: MASTER BATHROOM	31
20: GUEST BEDROOM 2	33
21: GUEST BATHROOM 2	34
22: GUEST BEDROOM 3 (CASITA) LIVING ROOM AREA	35
23: GUEST BATHROOM 3 (CASITA)	36
24: GUEST BEDROOM/WORK-OUT ROOM	37
25: GUEST BATHROOM (ADJACENT TO WORK-OUT ROOM)	38
26: DEN/MEDIA ROOM (2ND FLOOR)	39
27: HALF BATH OFF DEN/ MEDIA ROOM	40
28: POWDER ROOM	41
29: FRONT FOUNTIAN	42
30: SWIMMING POOL/ SPA, WATER FEATURES	43
STANDARDS OF PRACTICE	47

SUMMARY



ITEMS INSPECTED



RECOMMENDATIONS



SAFETY HAZARDS

- ⊖ 2.4.1 Exterior - Walkways, Patios & Driveways: Patio Walkway Cracking - Minor
- ⊖ 3.1.1 Roof - Coverings: Loose & Displaced Tiles
- ⊖ 4.4.1 Patio - Concrete Pad: Settling Cracks
- ⊖ 4.7.1 Patio - BBQ: Inoperable
- ⚠ 6.6.1 Electrical - Carbon Monoxide Alarms: No Installation Or Inoperable
- ⊖ 6.8.1 Electrical - Exterior Lighting: Several Lights are Inoperable.
- ⊖ 7.3.1 Major Systems - Central Air Conditioning System(s): Service Needed
- ⊖ 7.4.1 Major Systems - Forced Air Heating Equipment: Needs Servicing/Cleaning
- ⚠ 11.3.1 Interior Auxiliary Systems - Vents, Flues & Chimneys: No Damper Stop Clamp
- ⊖ 13.16.1 Kitchen - Wine Coolers: Wine Coolers
- ⊖ 26.8.1 Den/Media Room (2nd Floor) - Audio Visual: Audio Visual
- ⊖ 29.4.1 Front Fountian - Lights: Light/Timer
- ⊖ 30.6.1 Swimming Pool/ Spa, Water Features - Deck, Coping, Tile: Deck, Coping & Tile
- ⊖ 30.7.1 Swimming Pool/ Spa, Water Features - Heater: Service Needed
- ⊖
- ⊖ 30.12.1 Swimming Pool/ Spa, Water Features - Liner/ Plaster, Pebble Tec: Mineral Build Up At Water Line
- ⊖ 30.13.1 Swimming Pool/ Spa, Water Features - Mandatory PoolSafety Equipment: Safety Equipment

1: INSPECTION DETAILS

Information

In Attendance

Client's Agent

Style

Mediterranean

Introduction and Beyond The Scope

INTRODUCTION

We have inspected the structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and a general state of repair.

The following report is an overview of the conditions.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that is neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date and time of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

All recommendations in this report should be addressed PRIOR TO THE END OF THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the inspection agreement provided by the inspector who prepared this report.

BEYOND THE SCOPE

*CONCEALED AREAS If areas of the home are inaccessible or concealed from the inspector's view, then an inspection of that area did not take place. Request that any information about any hidden problems is revealed to you about these inaccessible or hidden areas from the seller prior to the close of escrow. Return to the property prior to the close of escrow and perform a walk-through inspection of your own after the owner's belongings have been removed. If your inspection or information reveals hidden damage or concerns contact a qualified specialist or your inspector for a return visit.

* PERMITS/BUILDING CODE VIOLATIONS If you are concerned about building permit information you should, request copies from seller/owner or local municipality.

* GEOLOGICAL STABILITY Soil condition or stability is not determined during this home inspection. Should you decide to obtain a geological report of the site conditions you might contact a geological inspection firm through your real estate agent or a non-profit association of geotechnical engineers for a referral.

* STRUCTURAL STABILITY OR ENGINEERING ANALYSIS Engineering analysis of the structure of a building is performed only by a licensed structural engineer with the use of measurements, calculations, or other scientific evaluation. Engineering is beyond the scope of a typical home inspection. To receive an inspection and report on the structure by an engineer, ask your real estate agent or a nonprofit association of structural engineers for a referral.

* SEWER BLOCKAGE Check with the seller for information about the history of the sewer or private septic waste disposal system. Having a drain service company video review and service the main drain line to be sure it is open and flowing before the close of escrow is recommended on all homes.

*ENVIRONMENTAL CONCERNS Environmental issues include but are not limited to mold, radon, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks,

groundwater contamination, and soil contamination. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised

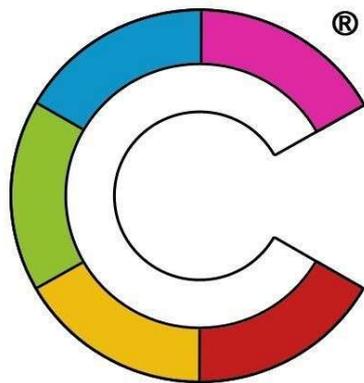
* AIR DUCT/REGISTER TESTING All accessible duct registers were tested using a thermal infrared camera. This test only tells us if cool air is coming out from the registers, but not the actual CFM's of airflow or static pressure. Testing ducts for airflow, leaks or Cubic feet measurements (CFM's) of air flow is beyond the scope of the home inspection and requires specialized equipment. If you are concerned about this it is recommended that you hire a company to test the ducts for air leaks, airflow, and proper static pressure.

* WINDOW COVERINGS are excluded from this report and should be considered optional or non-structural items.

We wish you the very best with your new acquisition!

Jerry P Campbell

Certified Professional Inspector / Licensed General Contractor



Infrared
certified



INSPECTOR
INTERNACHI CERTIFIED

Occupancy

Furnished

Temperature (approximate)

79 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear

2: EXTERIOR

		S	N	R	NI
2.1	Foundation	X			
2.2	Siding, Flashing & Trim	X			
2.3	Exterior Doors	X			
2.4	Walkways, Patios & Driveways		X		
2.5	Eaves, Soffits & Fascia	X			
2.6	Vegetation, Grading, Drainage & Retaining Walls	X			
2.7	Time Clocks	X			
2.8	Exterior painting	X			
2.9	Windows		X		
2.10	Screens	X			
2.11	Block Walls	X			
2.12	Gates	X			
2.13	Balcony	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Inspection Method

Visual

Foundation: Material

Slab on Grade

Siding, Flashing & Trim: Siding

Material

Stucco

Siding, Flashing & Trim: Siding Style

Batten

Exterior Doors: Exterior Entry Door

Wood, Aluminum Sliding Glass, Metal Vented Utility Closet Doors

Walkways, Patios & Driveways: Driveway Material

Pavers

Walkways, Patios & Driveways: Driveway

The driveway was in good condition. However the courtyard, patio, and walks had settling cracks. Please see photos and notes.

Time Clocks: Information

Timing devices are beyond the scope of this inspection. We advise that you obtain verification of this system's performance.

Windows: Dual Pane Aluminum

Several units need the tracks cleaned and serviced. Units are stiff and do not appear to have been recently used.

Block Walls: Block With Smooth Stucco Finish

Balcony : The balcony Off The Den/Media Room

The unit has no visual evidence of structural deficiencies.

Recommended repairs

2.4.1 Walkways, Patios & Driveways

PATIO WALKWAY CRACKING - MINOR

We observed several cracked tiles at the front exterior entry, posterior patios, and walkways. This condition does not pos a trip or safety hazards at this time, However, we recommend monitoring.

Attached are some sample photos.

Recommendation

Contact a qualified tile contractor



3: ROOF

		S	N	R	NI
3.1	Coverings		X		
3.2	Roof Drainage Systems	X			
3.3	Flashings	X			
3.4	Skylights, Chimneys & Other Roof Penetrations	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Inspection Method

Drone

Roof Type/Style

Flat, Sloped

Coverings: Material

Tile, Composition

Skylights, Chimneys & Other Roof Penetrations: Sky-Lights/Solar Tubes

The solar tubes on this property are in serviceable condition and show no evidence of water intrusion.

Recommended repairs

3.1.1 Coverings

LOOSE & DISPLACED TILES

We noticed several loose and displaced tiles, This is a common condition and roofs with this type of system need periodic adjustments/repairs. There was no evidence of interior water intrusion or visible interior damage at this time

Attached is a sample photo highlighting areas where we observed this condition.

Recommendation

Contact a qualified roofing professional.



4: PATIO

		S	N	R	NI
4.1	Cover	X			
4.2	Ceiling	X			
4.3	Ceiling fans	X			
4.4	Concrete Pad		X		
4.5	Electrical	X			
4.6	Ceiling Heaters		X		
4.7	BBQ		X		

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Cover: Same As Main House

Ceiling Heaters: Ceiling Heaters

The units did light, however, there was considerable dirt and dust on the units and possibly the inner components. We recommend further evaluation and service.



Recommended repairs

4.4.1 Concrete Pad

SETTLING CRACKS

The patio slab had minor settling cracks in the stone tile.

Recommendation

Contact a qualified professional.

4.7.1 BBQ

INOPERABLE

We could not light or inspect this unit.

We recommend verification before the close of your escrow if this unit is of concern to you.

Recommendation

Contact a qualified appliance repair professional.



5: GARAGE

		S	N	R	NI
5.1	Access Door	X			
5.2	Windows	X			
5.3	Walls	X			
5.4	Ceiling	X			
5.5	Electrical	X			
5.6	Fire Rated Door	X			
5.7	Fire Wall	X			
5.8	Floor	X			
5.9	Garage Door Hardware	X			
5.10	Garage Door Openers	X			
5.11	Garage Doors (Sectional) 3 Units	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Floor: Epoxy Painted Surface

6: ELECTRICAL

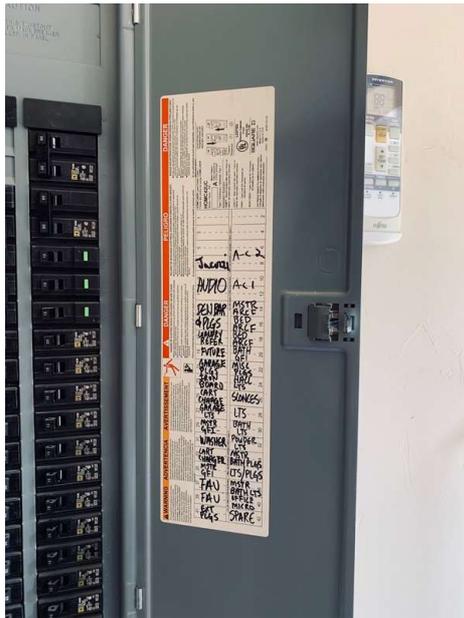
		S	N	R	NI
6.1	Service Entrance Conductors	X			
6.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
6.3	Branch Wiring Circuits, Breakers & Fuses	X			
6.4	GFCI/AFCI	X			
6.5	Smoke Detectors	X			
6.6	Carbon Monoxide Alarms			X	
6.7	Door Bell/ Chime	X			
6.8	Exterior Lighting			X	
6.9	Exterior Recptacles	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Panel is in servicable condition.

Main 400 AMP Service with 2 interior sub-panels.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Right Side Exterior

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
400 AMP service

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Cutler Hammer

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Garage, Interior

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Recommended repairs

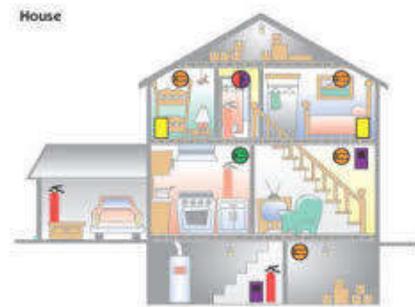
6.6.1 Carbon Monoxide Alarms

NO INSTALLATION OR INOPERABLE

Carbon Monoxide Detector Installation. Carbon monoxide detectors required by the law on the State of California should be installed properly. As a general practice smoke detectors shall be installed: On a wall about five feet above from floor level. Apr 29, 2018

Recommendation

Contact a qualified electrical contractor.



6.8.1 Exterior Lighting

SEVERAL LIGHTS ARE INOPERABLE.

Several of the landscape lights are inoperable.

This could be as simple as replacing bulbs, we recommend verification.

Also, we observed broken fixtures at the side yard and posterior.

Recommendation

Contact a qualified electrical contractor.



7: MAJOR SYSTEMS

		S	N	R	NI
7.1	Plumbing	X			
7.2	Water Softener			X	
7.3	Central Air Conditioning System(s)		X		
7.4	Forced Air Heating Equipment		X		
7.5	Distribution System	X			
7.6	Hot Water Heater(S)		X		
7.7	Mini Split System		X		

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Evaluation

Our evaluation of the major systems is both visual and functional, assuming both power and fuel are supplied to the components. Identifying and testing for asbestos or other potentially hazardous materials is beyond the scope of this inspection. The sufficiency of the water or gas flow in plumbing, or the cooling efficiency of the air conditioning system is a subjective evaluation. Therefore, we will only note a poor condition if - in the inspector's opinion - the adequacy seems to be less than normal. We recommend that you evaluate these systems prior to closing. The heating systems were examined and operated at the controls and appear in serviceable condition at this time (10 to 20 minute limited testing). The owner should be consulted regarding the operating characteristics, maintenance and repair history of the systems. NOTE: The dismantling and/or extensive inspection of the internal components of any appliance, including heaters and heat exchangers, is beyond the scope of this report. The local Utility Company will conduct such an inspection for you upon request.

Plumbing: Copper Plumbing with a Pressure Range of 50-65 PSI

Forced Air Heating Equipment: Brand
Trane, Fujitsu Mini-Split Garage Unit

Central Air Conditioning System(s): Brand
Trane, Fujitsu Mini Split

Forced Air Heating Equipment: Energy Source
Natural Gas

Distribution System: Ductwork
Insulated

Central Air Conditioning System(s): Energy Source/Type
Central Air Conditioner

Forced Air Heating Equipment: Heat Type
Forced Air

Distribution System: Configuration
Central

Hot Water Heater(S): Servicable

The hot water heater/systems are all serviceable and comply with the latest seismic bracing requirements. We recommend service/ draining the units due to the unusually mineral content in the water supply in this area. We did observe a loose control panel at one of the 50-gallon units and recommend correction and service.



Mini Split System: Fujitsu Mini Split System Garage

This unit is serviceable/operational at time of inspection. However, due to age, variable conditions & use of these units, we recommend service and verification by an HVAC specialist.

Limitations

Water Softener

WATER SOFTENER

The water softener equipment has been turned off and unplugged by the present owners. Since there may have been a problem or reason why this system was turned off, we recommend further evaluation before the close of your escrow. Also, the electrical cover to this unit is missing its protective cover.



Recommended repairs

7.3.1 Central Air Conditioning System(s)

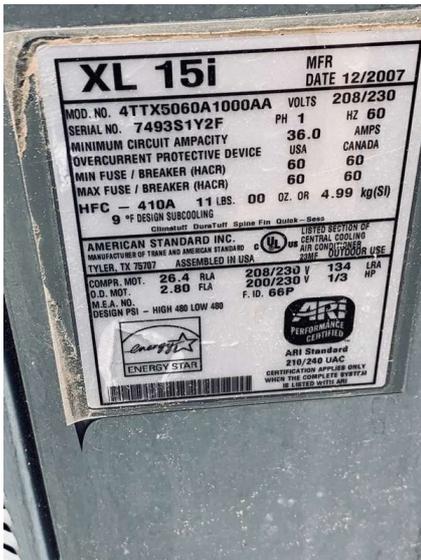
SERVICE NEEDED

5 Units (Exterior) 1 Fujitsu Minisplit Unit.

*HVAC units are operational at time of inspection. However, due to age, variable conditions & use of these units, we recommend service and verification by an HVAC specialist. We observed Dirty exterior coils and dirty interior filters.

Recommendation

Contact a qualified HVAC professional.



7.4.1 Forced Air Heating Equipment

NEEDS SERVICING/CLEANING

5 Units (Interior) 1 Fujitsu Mini-split Garage Unit.

The furnaces should be cleaned and serviced semi-annually.

We recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.



9: LAUNDRY ROOM

		S	N	R	NI
9.1	Flooring	X			
9.2	Main Water Shut-off Device	X			
9.3	Drain, Waste, & Vent Systems	X			
9.4	Exhaust Systems	X			
9.5	Washer Hook Ups	X			
9.6	Dryer	X			
9.7	Dryer Hook Ups	X			
9.8	Fuel Storage & Distribution Systems	X			
9.9	Washer	X			
9.10	Doors	X			
9.11	Auxiliary Refrigerator (Sub-Zero)	X			
9.12	Sink / Basin	X			
9.13	Electrical	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Flooring: Stone Tile

Main Water Shut-off Device:

Location
Right Side Exterior

Drain, Waste, & Vent Systems:

Drain Size
2"

Drain, Waste, & Vent Systems:

Material
ABS

Exhaust Systems: Exhaust Fans

Fan with Light

Dryer Hook Ups: Gas & 220V Hook Ups

Fuel Storage & Distribution

Systems: Main Gas Shut-off

Location
Gas Meter

10: MEDIA UTILITY ROOM

		S	N	R	NI
10.1	Media Equipment		X		

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Structural Condition

The structural condition of this utility room is good and serviceable.
No evidence of leaks or other issues.

Limitations

Media Equipment

EQUIPMENT

Cal-Spec Inc. does not inspect any media equipment.
This should be considered optional, and be evaluated by another source.



11: INTERIOR AUXILIARY SYSTEMS

		S	N	R	NI
11.1	Distribution Systems	X			
11.2	Fireplace(s)	X			
11.3	Vents, Flues & Chimneys	X		X	
11.4	Countertops & Cabinets	X			
11.5	Steps, Stairways & Railings	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Fireplace(s): 5 Units, 3 Interior, 2 Exterior

All units are serviceable at this time.



Fireplace(s): Serviceable

The units were serviceable at the time of inspection.

Vents, Flues & Chimneys: Spark Arrestors

Spark Arrestors are all in place.

Countertops & Cabinets: Countertop Material

Granite

Countertops & Cabinets: Cabinetry

Wood

Recommended repairs

11.3.1 Vents, Flues & Chimneys

NO DAMPER STOP CLAMP

The interior units are not equipped with required damper stops.

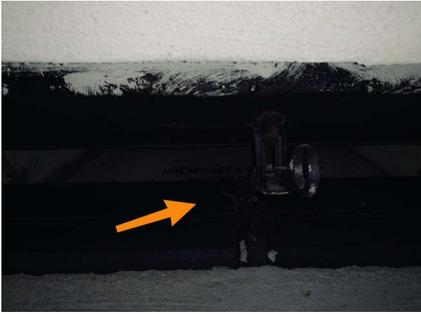
When is a damper clamp required? A damper clamp is required by code when artificial gas logs or a log lighter are present in an open fireplace. When gas logs are in use, the fuel (whether natural gas or propane) is going through the combustion process. Mar 22, 2015

Recommendation

Contact a qualified fireplace contractor.



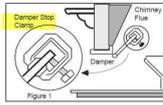
Safety Hazards



No Damper stops installed.

PREPARATION:

1. The Gas log set must be installed in a FULLY VENTED METAL OR MASONRY FIREPLACE WITH A WORKING FLUE THAT IS SAFE FOR BURNING A WOOD FIRE. The Flue MUST BE FREE OF ANY OBSTRUCTIONS.
2. Turn off gas supply to fireplace.
3. Clean fireplace floor of any ashes.
4. Attach damper clamp over edge of fireplace damper blade as shown in Figure 1. When installed properly, damper clamp prevents accidental full closure of damper.



12: FRONT INTERIOR ENTRY

		S	N	R	NI
12.1	Flooring	X	X		
12.2	Walls	X			
12.3	Ceiling	X			
12.4	Doors	X			
12.5	Electrical	X			
12.6	Windows	X			

S = Servicable/Satisfactory

N = Notation

R = Repairs Recommended

NI = Not Inspected

Information

Stone Tile

Flooring: Stone Tile

We observed several hairline cracks through-out the home.

There were no trip hazards or loose material at this time.

However, if this is a concern to you, we recommend further evaluation by a licensed flooring contractor.

13: KITCHEN

		S	N	R	NI
13.1	Flooring	X			
13.2	Ceiling	X			
13.3	Walls	X			
13.4	Doors	X			
13.5	Cabinets	X			
13.6	Electrical	X			
13.7	Sinks	X			
13.8	Faucets	X			
13.9	Drains/Traps	X			
13.10	Garbage Disposal	X			
13.11	Dishwasher	X			
13.12	Refrigerator	X			
13.13	Oven	X			
13.14	Range	X			
13.15	Windows/Sky-Lights	X			
13.16	Wine Coolers		X		

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Flooring: Stone Tile

Dishwasher: Brand
Dacor

Refrigerator: Brand
Dacor

Refrigerator: Temperatures

The Refrigerator had good cooling at both the freezer and the main sections.

Oven: Dacor

Range: Dacor



Recommended repairs

13.16.1 Wine Coolers

WINE COOLERS

All wine coolers and minifridges and icemakers were turned off at the time of inspection. Due to the time period that it would take to get these appliances to come to full temperature, we recommend further evaluation and verification of proper operation before the close of your escrow.

Recommendation

Contact a qualified professional.

14: MORNING ROOM

		S	N	R	NI
14.1	Flooring	X			
14.2	Ceiling	X			
14.3	Walls	X			
14.4	Windows	X			
14.5	Doors	X			
14.6	Electrical	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

15: HALLWAYS

										S	N	R	NI
--	--	--	--	--	--	--	--	--	--	---	---	---	----

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Hallway's

The hallways are in good structural and cosmetic condition.



16: GREAT ROOM

		S	N	R	NI
16.1	Ceilings	X			
16.2	Walls	X			
16.3	Floors	X			
16.4	Doors	X			
16.5	Windows	X			
16.6	Lighting Fixtures, Switches & Receptacles	X			
16.7	Ceiling Fans	X			
16.8	Electrical	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

17: FORMAL DINING ROOM

		S	N	R	NI
17.1	Flooring	X			
17.2	Ceiling	X			
17.3	Walls	X			
17.4	Doors	X			
17.5	Windows	X			
17.6	Electrical	X			
17.7	Electrical Fixtures	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Flooring: Stone Tile

18: MASTER BEDROOM

		S	N	R	NI
18.1	General	X			
18.2	Floors	X			
18.3	Doors	X			
18.4	Windows	X			
18.5	Walls	X			
18.6	Ceilings	X			
18.7	Lighting Fixtures, Switches & Receptacles	X			
18.8	Ceiling Fan	X			
18.9	Closet/ Wardrobe	X			
18.10	Smoke Detectors	X			
18.11	Electrical	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Floors: Floor Coverings

Carpet

19: MASTER BATHROOM

		S	N	R	NI
19.1	Flooring	X			
19.2	Ceiling	X			
19.3	Walls	X			
19.4	Doors	X			
19.5	Windows	X			
19.6	Electrical	X			
19.7	GFCI & AFCI	X			
19.8	Exhaust Fan	X			
19.9	Shower and Surroundings	X			
19.10	Tub and Surroundings	X			
19.11	Water Supply, Distribution Systems & Fixtures	X			
19.12	Lighting Fixtures, Switches & Receptacles	X			
19.13	Counter/Cabinets	X			
19.14	Drains/Traps	X			
19.15	Plumbing	X			
19.16	Tub	X			
19.17	Shower Faucets	X			
19.18	Sink Faucets	X			
19.19	Sinks	X			
19.20	Toilet & Bidet	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Flooring: Stone Tile



**Shower and Surroundings: Stone
Tile Walk Through Shower**

20: GUEST BEDROOM 2

		S	N	R	NI
20.1	General	X			
20.2	Floors	X			
20.3	Doors	X			
20.4	Windows	X			
20.5	Walls	X			
20.6	Ceilings	X			
20.7	Lighting Fixtures, Switches & Receptacles	X			
20.8	Ceiling Fan	X			
20.9	Closet/Wardrobe	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Floors: Floor Coverings

Carpet

21: GUEST BATHROOM 2

		S	N	R	NI
21.1	General	X			
21.2	Flooring	X			
21.3	Ceiling	X			
21.4	Walls	X			
21.5	Doors	X			
21.6	Electrical	X			
21.7	Exhaust Fan	X			
21.8	Lighting Fixtures, Switches & Receptacles	X			
21.9	GFCI & AFCI	X			
21.10	Shower & Surroundings	X			
21.11	Counter/ Cabinets	X			
21.12	Water Supply, Distribution Systems & Fixtures	X			
21.13	Drains/Traps	X			
21.14	Plumbing	X			
21.15	Sink Faucets	X			
21.16	Toilet	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Flooring: Stone Tile

Shower & Surroundings: Stone Tile With Glass Enclosure



22: GUEST BEDROOM 3 (CASITA) LIVING ROOM AREA

		S	N	R	NI
22.1	General	X			
22.2	Floors	X			
22.3	Floors	X			
22.4	Doors	X			
22.5	Windows	X			
22.6	Walls	X			
22.7	Ceilings	X			
22.8	Closet/ Wardrobe	X			
22.9	Lighting Fixtures, Switches & Receptacles	X			
22.10	Ceiling Fan	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Floors: Floor Coverings

Carpet, Stone Tile

23: GUEST BATHROOM 3 (CASITA)

		S	N	R	NI
23.1	General	X			
23.2	Flooring	X			
23.3	Ceiling	X			
23.4	Walls	X			
23.5	Doors	X			
23.6	Electrical	X			
23.7	Exhaust Fan	X			
23.8	Lighting Fixtures, Switches & Receptacles	X			
23.9	GFCI & AFCI	X			
23.10	Shower & Surroundings	X			
23.11	Counter/ Cabinets	X			
23.12	Water Supply, Distribution Systems & Fixtures	X			
23.13	Drains/Traps	X			
23.14	Plumbing	X			
23.15	Sink Faucets	X			
23.16	Toilet	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Flooring: Stone Tile

24: GUEST BEDROOM/WORK-OUT ROOM

		S	N	R	NI
24.1	General	X			
24.2	Floors	X			
24.3	Doors	X			
24.4	Windows	X			
24.5	Walls	X			
24.6	Ceilings	X			
24.7	Lighting Fixtures, Switches & Receptacles	X			
24.8	Ceiling Fan	X			
24.9	Closet/Wardrobe	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Floors: Floor Coverings

Carpet

25: GUEST BATHROOM (ADJACENT TO WORK-OUT ROOM)

		S	N	R	NI
25.1	General	X			
25.2	Flooring	X			
25.3	Walls	X			
25.4	Ceiling	X			
25.5	Water Supply, Distribution Systems & Fixtures	X			
25.6	Lighting Fixtures, Switches & Receptacles	X			
25.7	GFCI & AFCI	X			
25.8	Drains/Traps	X			
25.9	Plumbing	X			
25.10	Sink Faucets	X			
25.11	Sinks	X			
25.12	Doors	X			
25.13	Shower	X			
25.14	Toilet	X			
25.15	Counter/Cabinets	X			
25.16	Combo Shower/Tub	X			
25.17	Windows	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

26: DEN/MEDIA ROOM (2ND FLOOR)

		S	N	R	NI
26.1	Flooring	X			
26.2	Ceiling	X			
26.3	Ceiling Fan	X			
26.4	Doors	X			
26.5	Windows	X			
26.6	Electrical	X			
26.7	Walls	X			
26.8	Audio Visual		X		

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Den



Recommended repairs

26.8.1 Audio Visual

AUDIO VISUAL

Cal-Spec Inc. Does not inspect the TVs or stereo equipment.

If this is a concern of yours we recommend that you have an audiovisual professional give you a further evaluation.

Recommendation

Contact a qualified professional.



27: HALF BATH OFF DEN/ MEDIA ROOM

		S	N	R	NI
27.1	General	X			
27.2	Flooring	X			
27.3	Water Supply, Distribution Systems & Fixtures	X			
27.4	Lighting Fixtures, Switches & Receptacles	X			
27.5	GFCI & AFCI	X			
27.6	Counter/ Cabinets	X			
27.7	Electrical	X			
27.8	Pedestal Sink	X			
27.9	Toilet	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

28: POWDER ROOM

		S	N	R	NI
28.1	General				
28.2	Flooring	X			
28.3	Water Supply, Distribution Systems & Fixtures	X			
28.4	Lighting Fixtures, Switches & Receptacles	X			
28.5	GFCI & AFCI	X			
28.6	Counter/ Cabinets	X			
28.7	Electrical	X			
28.8	Sink & Cabinetry	X			
28.9	Toilet	X			

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Flooring: Stone Tile

29: FRONT FOUNTIAN

		S	N	R	NI
29.1	Structure	X			
29.2	Mechanical	X			
29.3	Electrical	X			
29.4	Lights		X		

S = Servicable/Satisfactory N = Notation R = Repairs Recommended NI = Not Inspected

Information

Front Exterior Entry Fountain



Recommended repairs

29.4.1 Lights

LIGHT/TIMER

The unit has been set to daylight hours. We Recommend adjusting programmable remote system.

Recommendation

Contact a qualified professional.

30: SWIMMING POOL/ SPA, WATER FEATURES

		S	N	R	NI
30.1	Pumps & Motors	X			
30.2	Jet Pumps and Auxillary Pumps	X			
30.3	Electrical	X			
30.4	Lights	X			
30.5	Timer	X			
30.6	Deck, Coping, Tile	X			
30.7	Heater		X		
30.8	Plumbing	X			
30.9	Valves	X			
30.10	Filter	X			
30.11	Main Drain	X			
30.12	Liner/ Plaster, Pebble Tec		X		
30.13	Mandatory PoolSafety Equipment		X		

S = Servicable/Satisfactory

N = Notation

R = Repairs Recommended

NI = Not Inspected

Information

Pool Safety Mandate For California

Updated California Pool Safety Act Requires Pool Owners to Double Up Safety Measures

California Pool Owners As of January 1, 2018, pool owners will need to install at least 2 of 7 specified drowning prevention safety features to reduce the serious risk of drowning. (Even if you're not a California pool owner, keep reading at Katchakid, we believe these pool safety standards are excellent guidelines to apply to any pool, anywhere.)

Children and Pools: The Risks and Stats

Pools may be a great way to beat the California heat, but they come with inherent safety risks to children. Sadly, drowning is the second-leading cause of death for 1 to 4-year-old children in California. A tragic 160 young children died from drowning in California pools between 2010 and 2014, and in this period more than 740 children were hospitalized for near-fatal drowning injuries including brain trauma caused by near drowning.

The California Pool Safety Acts History

California's original 1996 Pool Safety Act required all new private swimming pools to be equipped with at least one approved safety measure; a permanent fence, compliant pool cover, door & window alarms, and self-closing door and window devices. This California pool law was amended in 2006 to include two more pool safety barriers an ASTM F 2286-05 compliant removable mesh pool fence and an ASTM F 2208-08 pool alarm. This recent 2018 amendment now requires newly permitted private pools to double up security measures by requiring the pool to be equipped with 2 out of 7 choices of compliant separate safety features.

How to Comply with the New California Law Pool Safety Regulations

During the planning process of building your new pool or remodeling your existing one, take the time to research which of the two approved safety measures will work best for your pool layout and family's security.

The Updated Pool Safety Measures

As of January 1, 2018, newly permitted California pool owners will need to install at least TWO of the following safety measures with any new or remodeled pool:

(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home. An Enclosure means a fence, wall, or another barrier that isolates a swimming pool from access to the home. Compliance with this section includes, but is not limited to, the following:

Any access gates through the enclosure must open away from the swimming pool, and must be self-closing with a self-latching device placed no lower than 60 inches above the ground.

The enclosure must be a minimum height of 60 inches.

The maximum vertical clearance from the ground to the bottom of the enclosure shall be no more than 2 inches. Any gaps or voids in the enclosure shall not allow passage of a sphere equal to or greater than 4 inches. The outside surface shall be free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over the enclosure. The enclosure shall isolate the swimming pool or spa from the private single-family home. [Health and Safety Code 511922 (a)(1)]

(2) A removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device. Compliance with this code includes, but is not limited to, the following:

The top of a fence or wall used as a barrier needs to be a minimum of 48 inches above the exterior side of the barrier.

The access gate opens away from the swimming pool.

There will be a clear zone of at least 20 inches between the barrier and the swimming pool.

The gate is self-closing, and self-latching and the latch is placed no lower than 54-inches above the ground. The gate is hinged, and the latch is placed on the outside of the gate.

The fence height on both sides of the grade will be above 48 inches.

The vertical clearance from the grade to the enclosure bottom will not exceed 1 inch.

Gaps and Voids within the fence will not allow passage of a sphere equal or greater to 4 inches.

The fence surface will be free of protrusions, cavities and other characteristics that would serve as a handhold or foothold. The distance between the vertical poles is sufficient to hinder a child's ability to climb.

(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921. This is an ASTM F1346-91 compliant automatic or manual pool cover. Compliance with this code includes, but is not limited to, the following:

The static load test for weight support. The cover should be able to hold a weight of at least 485lbs (the estimated average weight of 2 adults and one child) to permit rescue operation.

Perimeter Deflection Tests for entry or entrapment between the cover and the side of the pool. The cover must demonstrate that any opening is sufficiently small and strong enough to prevent the test object being passed through.

The Surface Drainage Test that safeguards against a dangerous amount of water collecting on the covers surface. Labeling requirements must include basic consumer information such as the warranty information, the appropriate warnings as described in the standard and acknowledge the product as a safety cover.

(4) Exit alarms on the private single-family homes doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that the door to the pool is open. Exit alarms are also required on ANY door or window that permits access from the residence to the pool area without an enclosure between the pool and the home. The exit alarm must make a continuous audible sound when the door or window is open and ajar.

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family homes doors providing direct access to the swimming pool or spa; this is ANY door opening on to the pool area, sliding or otherwise.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 Standard Safety Specification for Residential Pool Alarms, which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature. Compliance with this code includes, but is not limited to, the following:

The alarm shall sound within 20 seconds both at the pool and within the residence via a remote receiver.

The operational condition of the alarm shall be made known by means of an energized lamp at a distance of 10 feet +/- 1 foot and specified at a specified angle of view (45 degrees from perpendicular +/- % degrees).

The alarm shall be capable of providing a sound pressure level of not less than 85 DBA.

If the alarm is battery operated, there must be a low-battery indicator.

The alarm must automatically reset.

Wireless alarms must be FCC Part-15 compliant.

If the alarm deactivates or has reduced sensitivity due to environmental factors, the alarm must provide a visual and audible warning.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

(Source: California Senate Bill 442)

How Katchakid Can Help

If you install a Katchakid pool fence and Katchakid pool net, your pool will comply with two of the choices of compliant separate safety features, and you'll gain peace of mind knowing you have installed two effective

drowning preventative layers. As Senator Newman said, Residential California pool drownings can be prevented, and SB 442 will go far toward reducing the pain and costs associated with pool drownings.

Katchakid has decades of experience in helping pool owners make their pools safe. Our safety technicians are here to answer any questions you may have, and they go through intensive training to learn how to install our products for the utmost safety and reliability. Contact us to learn more about our pool fences, pool covers, and pool nets today!

california poolcalifornia pool code 2018california pool safety actpool alarmpool coverpool fence



Mandatory PoolSafety Equipment: Pool Safety Equipment

California Pool Owners As of January 1, 2018, pool owners will need to install at least 2 of 7 specified drowning prevention safety features to reduce the serious risk of drowning. We strongly recommend consulting a licensed pool contractor for details and corrections to this new building and safety code.

Below is one example of pool access door alarms.

Recommended repairs

30.6.1 Deck, Coping, Tile

DECK, COPING & TILE

We noted hairline cracks in the pavers/tiles around the pool and pool area.



We recommend further evaluation by a licensed tile contractor.

Recommendation

Contact a qualified professional.

30.7.1 Heater

SERVICE NEEDED

Unit is operational, However we detected dirt and debris on the burner trau assembly as well as the heat exchanger.

We recommend further evaluation by a licensed swimming contractor.

Recommendation

Contact a qualified Swimming Pool Contractor



30.12.1 Liner/ Plaster, Pebble Tec

MINERAL BUILD UP AT WATER LINE

There was a minor to moderate mineral build up at the water line of this pool.

Recommendation

Contact a qualified professional.

30.13.1 Mandatory PoolSafety Equipment

SAFETY EQUIPMENT

California Pool Owners As of January 1, 2018, pool owners will need to install at least 2 of 7 specified drowning prevention safety features to reduce the serious risk of drowning. We strongly recommend consulting a licensed pool contractor for details and corrections to this new building and safety code.

Below is one example of pool access door alarms.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;

B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Interior Auxiliary Systems

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.