

Westside Home Inspections

Pool and Spa Inspection Report



Inspection prepared for:
Date of Inspection: 2/13/2021 Time: 11:00 AM
Age of Home: 1980 Size: 100

Inspector: Jose Luis Barrera
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INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the Pool and Spa, using this report as a guide.

Swimming-pool/Spa Inspection is limited to those areas which are above ground or water level. One way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time and is beyond the scope of the inspection. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection. Water testing is beyond the scope of the inspection. The whole pool environment is a general evaluation and is not technically exhaustive, to include not just the pool and equipment. The intention of a pool inspection is to evaluate the current condition of all accessible pool components. Identify items that need repair to make the pool operational, safe and reasonable to maintain. also note the condition of the fence, gates, walkway, pool perimeter, slide, diving board, deck, rails, coping, lighting, structure, and other items of possible concern. Occasionally the inspection will reveal that further specialized testing is warranted.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Residential Properties (www.nachi.org/com). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

A copy of InterNACHI Standards of Practice is available at: (www.nachi.org/com). These standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the InterNACHI Standards of Practice so that you clearly understand what things are included in the home inspection and report.

This report summarizes our inspection conducted on this date at the above address.

GENERAL INFORMATION

1. Inspector

11:00 A.M, 12:30 P.M.

2. Present at Inspection

Owner present, Buyer Agent present

3. Pool Type

Plaster/Concrete Surface

4. Age of Pool

Unknown

5. Pool Manufacturer

Unknown

6. Pool Depth

The depth of the pool at the deep end is approximate 6 feet.

7. Temperature

Approximately, 68 degrees

8. Weather Condition

Clear

POOL GROUNDS

1. Fences And Gates Condition

Inspect	Repair	Safety	NI	None
X	X	X		

Type: Wood gate noted.
 Comment:

Swimming Pool Fence Restrictions differ all over the United States. In fact, pool fencing restrictions not only differ among states; they can differ even within the same city. Many jurisdictions follow the BOCA national codes in some form or other. Some jurisdictions strictly follow BOCA, other jurisdictions partially follow BOCA and yet, other jurisdictions, especially many rural areas of the US, don't follow it at all and have no restrictions. Contact your homeowners association, your insurance carrier and/or your local building codes to find out what, if any, restrictions are in your area before your purchase and install a swimming pool fence.

The pedestrian gate on the fence is required to be self-closing, self-latching, only open outwards, not create more than a 4" opening from any structure or 2 inches from the ground and be at least 48" high." (Most communities accept this as their own standards that we observe and comment upon)
 Observations:

1.1. IMPROVEMENT AND REPAIR RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

1.2. One or more gates used with pool or spa fencing swung in towards the pool or spa rather than away. Standard building practices require that gates used with pool or spa fencing swing away from the pool or spa.

1.3. Left side gate did not shut automatically when tested at the time of inspection. Recommend adjusting the spring for proper operation.



No fence



Gate swung toward pool

2. House to Pool & Spa Access Door Condition

Inspect	Repair	Safety	NI	None
X		X		

Observations:

2.1. IMPROVEMENT AND REPAIR RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

2.2. A door in the building that served as a part of the safety barrier had no alarm. Such doors should be equipped with an alarm that complies with modern safety standards. The inspector recommends correction

3. Deck and Coping Condition

Inspect	Repair	Safety	NI	None
X	X			

Observations:

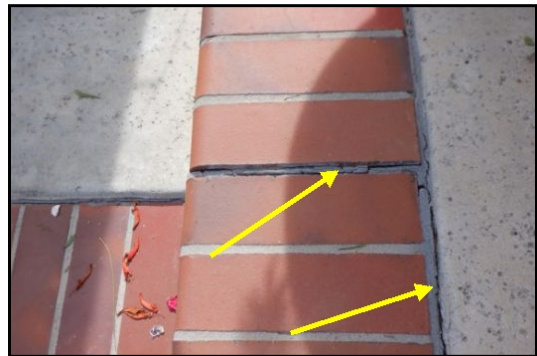
3.1. **IMPROVEMENT AND REPAIR RECOMMENDED:** It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

3.2. **Some cracks were found in the decking. Recommend that a qualified person caulk or seal cracks as necessary to prevent water intrusion and further cracking or movement.**

3.3. **The caulking between the pool and spa deck and the coping needs to be either repaired or replaced as soon as possible to prevent water intrusion and damage to the deck and coping.**



Moderate cracks



Caulk was deteriorated

4. Drains Condition

Inspect	Repair	Safety	NI	None
X				

Observations:

4.1. No issues observed with the visible portion of the drains at the time of inspection.

5. Skimmer Condition

Inspect	Repair	Safety	NI	None
X	X			

Observations:

5.1. **IMPROVEMENT AND REPAIR RECOMMENDED:** It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

5.2. **The pool skimmer had a missing weir at the time of inspection. Installation is recommended.**



Missing Weir

6. Electrical Condition

Inspect	Repair	Safety	NI	None
X	X	X		

Observations:

6.1. IMPROVEMENT AND REPAIR RECOMMENDED: It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

6.2. Outdoor receptacles are not **GFCI** protected, need to be updated for safety.



Not GFCI protected outlet

7. Sump Pump Condition

Inspect	Repair	Safety	NI	None
				X

POOL ATTACHMENTS

1. Ladder Condition

Inspect	Repair	Safety	NI	None
				X

2. Slide Condition

Inspect	Repair	Safety	NI	None
				X

3. Diving Board Condition

Inspect	Repair	Safety	NI	None
				X

4. Alarm Condition

Inspect	Repair	Safety	NI	None
				X

5. Pool and Spa Cover Condition

Inspect	Repair	Safety	NI	None
				X

6. Pool & Spa Light Condition

Inspect	Repair	Safety	NI	None
X	X	X		

Observations:

6.1. The pool light was functional at the time of inspection.

6.2. The spa light was functional at the time of inspection.

6.3. **IMPROVEMENT AND REPAIR RECOMMENDED:** It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

6.4. **Water or algae was observed inside spa light cover at the time of the inspection. This is a potential safety concern. Recommend further review for repairs as needed.**

7. Pool and Spa Drains Condition

Inspect	Repair	Safety	NI	None
X				

Observations:

7.1. No issues observed with the visible portion of the drain at the time of inspection.

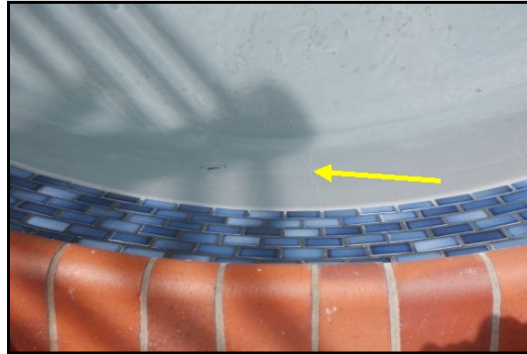
POOL VESSEL SURFACE

1. Pool & Spa Surface & Tile Condition

Inspect	Repair	Safety	NI	None
X				

Observations:

1.1. Plaster on the spa body surface had some line cracks at the time of inspection. Further evaluation of this condition for recommendations for the appropriate repairs. Recommend monitoring cracks for further deterioration.



Small cracks noted

POOL AND SPA EQUIPMENT

1. Pump Condition

Inspect	Repair	Safety	NI	None
X				

Observations:

1.1. No issues observed with the pump at the time of inspection.

2. Piping Condition

Inspect	Repair	Safety	NI	None
X				

Observations:

2.1. **IMPROVEMENT AND REPAIR RECOMMENDED:** It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

2.2. White plastic **PVC** pipes were exposed to direct sunlight. This type material is deteriorated by the ultra-violet (UV) radiation in sunlight, and this condition will result in premature failure of pipes compared to similar pipes protected from UV. The Inspector recommends that steps (such as painting the pipes) be taken to protect the affected PVC pipes.



Pipes exposed to direct sunlight

3. Blower Condition

Inspect	Repair	Safety	NI	None
X				

Observations:

3.1. No issues observed with the blower at the time of inspection.

4. Heater Condition

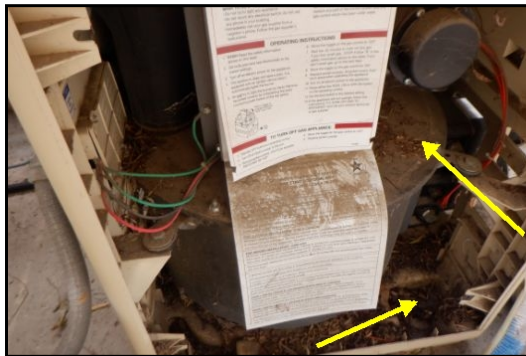
Inspect	Repair	Safety	NI	None
X	X			

Observations:

4.1. The heater was functional at the time of the inspection.

4.2. **IMPROVEMENT AND REPAIR RECOMMENDED:** It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

4.3. The pool heater had significant amount of debris inside the unit at the time of inspection. Recommend review for proper maintenance.



Maintenance is advised

5. Filter Condition

Inspect	Repair	Safety	NI	None
X				

Observations:

5.1. No issues observed with the filter at the time of inspection.

6. Equipment Valves Condition

Inspect	Repair	Safety	NI	None
X				

Observations:

6.1. No issues observed with valves at the time of inspection.

7. Fill Valve Condition

Inspect	Repair	Safety	NI	None
X	X			

Observations:

7.1. **IMPROVEMENT AND REPAIR RECOMMENDED:** It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

7.2. **Small leak was observed at the time of inspection. Recommend correction.**



Leaking valve noted

8. Equipment Electrical Condition

Inspect	Repair	Safety	NI	None
X	X			

Observations:

8.1. **IMPROVEMENT AND REPAIR RECOMMENDED:** It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

8.2. **The equipment electrical box was corroded at the time of inspection. Not a concern, but it should be painted for protection.**



Rusted electrical box

9. Timer Condition

Inspect	Repair	Safety	NI	None
X				

Observations:

9.1. No issues observed with the timer at the time of inspection.

10. Remote Control Condition

Inspect	Repair	Safety	NI	None
				X

11. Equipment Enclosure Condition

Inspect	Repair	Safety	NI	None
X	X	X		

Observations:

11.1. **IMPROVEMENT AND REPAIR RECOMMENDED:** It is recommended that a qualified licensed contractor be contacted to further evaluate and repair or replace the following items as necessary:

11.2. **The equipment enclosure had missing gates at the time of inspection. Recommend enclosure correction for safety especially for children to come in contact with the pool heater.**



Enclosure unsafe condition

POOL AND SPA WATER CONDITION

1. Water Testing Results

Comment:

Not Tested, it is beyond the scope of this inspection.

2. Water Condition

Inspect	Repair	Safety	NI	None
X				

Comments:

The inspector recommends that you have the pool water tested by a qualified technician or contractor to ensure that it lies within acceptable parameters.

Observations:

2.1. No issues observed with water at the time of inspection.

SPA

1. Spa Condition

Inspect	Repair	Safety	NI	None
X				

Type: Plaster/Concrete Surface.
Observations:

1.1. No issues observed with the spa at the time of inspection.

1.2. The Spa appeared to be in good working condition at the time of the inspection.

MAINTENANCE AND CODES

1. Maintenance Recommendations

You can do most of the necessary water maintenance on your own pool. Most pool stores stock easy-to-use test kits, and testing the water is the first step. Obtain a reliable test kit and carefully follow the directions which come with it. Some helpful hints include reaching far below the surface to get an accurate water sample and taking your sample at the same time of day, say early evening. • The pH of your pool tells you which chemicals to add to maintain a 7.2 to 7.6 pH level. Soda ash or sodium carbonate and sodium bicarbonate are common chemicals used to raise pH. Muriatic acid or sodium bisulfate lower pool water pH and make it more acidic. Liquid, powder or tablet forms of the chemicals are most often used in residential pools. The common disinfectant used are chlorine compounds. For best results, have your pool professional help you with your decision.

The 5 Keys to Great Pool Care

#1: Circulation. Every pool has a pump that circulates water through the filter system and back to the pool. The more your water is motion, the less chance bacteria and algae have to take hold and grow. For best results, let your main pool pump run 24 hours a day/7 days a week. The pump should never run less than 12 hours per day.

#2: Filtration. The filter is one of your most important pieces of pool equipment. It removes both visible debris and microscopic matter. It is very important to backwash the filter weekly, and treat with a chemical cleaner once a season. Of course, the pump must be running for the filter to work. Keys 1 & 2 go hand in hand! If you have cartridge or DE, please see your owner's manual for the filter for cleaning and recharging instructions.

#3: Cleaning. Most swimming pools have areas with little or no circulation (corners, steps, etc) This is where algae and bacteria can start to grow. It is important to brush the walls and floor down at least once a week to keep the entire pool clean. If you do not have an automatic cleaner, vacuum with your manual vacuum at least once a week to remove debris.

#4: Testing. Every pool has characteristics that must be measured and adjusted. This includes the active sanitizer in the water, or Free Chlorine, Ph, and Total Alkalinity. Use a 4-Way Test Strip at least once a week to monitor these readings in your pool, and adjust them accordingly.

#5: Chemical Care. The last step in a pool maintenance program (and yes, I said last!) is to apply the right products to your water to keep it crystal clear. Adding chemicals also helps you to provide a safe and sanitary swimming environment, and protect the pool surface and equipment from damage.

2. California Codes

CALIFORNIA CODES HEALTH AND SAFETY CODE

SECTION 115920-115929

115920. This act shall be known and may be cited as the Swimming Pool Safety Act.

115922. (a) Commencing January 1, 2007, except as provided in Section 115925, whenever a building permit is issued for construction of a new swimming pool or spa, or any building permit is issued for remodeling of an existing pool or spa, at a private, single-family home, it shall be equipped with at least one of the following seven drowning prevention safety features:

- (1) The pool shall be isolated from access to a home by an enclosure that meets the requirements of Section 115923.
- (2) The pool shall incorporate removable mesh pool fencing that meets American Society for Testing and Materials (ASTM) Specifications F 2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
- (3) The pool shall be equipped with an approved safety pool cover that meets all requirements of the ASTM Specifications F 1346 .
- (4) The residence shall be equipped with exit alarms on those doors providing direct access to the pool.
- (5) All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
- (6) Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet and be independently certified to the ASTM Standard F2208 "Standards Specification for Pool Alarms" which includes surface motion, pressure, sonar, laser, and infrared type alarms. For purposes of this article, "swimming pool alarms" shall not include swimming protection alarm devices designed for individual use, such as an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water.
- (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth above, and have been independently verified by an approved testing laboratory as meeting standards for those devices established by the ASTM or the American Society of Mechanical Engineers(ASME).

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

POOL GROUNDS		
Page 3 Item: 1	Fences And Gates Condition	<p>1.2. One or more gates used with pool or spa fencing swung in towards the pool or spa rather than away. Standard building practices require that gates used with pool or spa fencing swing away from the pool or spa.</p> <p>1.3. Left side gate did not shut automatically when tested at the time of inspection. Recommend adjusting the spring for proper operation.</p>
Page 4 Item: 2	House to Pool & Spa Access Door Condition	2.2. A door in the building that served as a part of the safety barrier had no alarm. Such doors should be equipped with an alarm that complies with modern safety standards. The inspector recommends correction
Page 4 Item: 3	Deck and Coping Condition	<p>3.2. Some cracks were found in the decking. Recommend that a qualified person caulk or seal cracks as necessary to prevent water intrusion and further cracking or movement.</p> <p>3.3. The caulking between the pool and spa deck and the coping needs to be either repaired or replaced as soon as possible to prevent water intrusion and damage to the deck and coping.</p>
Page 4 Item: 5	Skimmer Condition	5.2. The pool skimmer had a missing weir at the time of inspection. Installation is recommended.
Page 5 Item: 6	Electrical Condition	6.2. Outdoor receptacles are not GFCI protected, need to be updated for safety.
POOL ATTACHMENTS		
Page 6 Item: 6	Pool & Spa Light Condition	6.4. Water or algae was observed inside spa light cover at the time of the inspection. This is a potential safety concern. Recommend further review for repairs as needed.
POOL AND SPA EQUIPMENT		
Page 8 Item: 2	Piping Condition	2.2. White plastic PVC pipes were exposed to direct sunlight. This type material is deteriorated by the ultra-violet (UV) radiation in sunlight, and this condition will result in premature failure of pipes compared to similar pipes protected from UV. The Inspector recommends that steps (such as painting the pipes) be taken to protect the affected PVC pipes.
Page 8 Item: 4	Heater Condition	4.3. The pool heater had significant amount of debris inside the unit at the time of inspection. Recommend review for proper maintenance.
Page 9 Item: 7	Fill Valve Condition	7.2. Small leak was observed at the time of inspection. Recommend correction.
Page 10 Item: 8	Equipment Electrical Condition	8.2. The equipment electrical box was corroded at the time of inspection. Not a concern, but it should be painted for protection.
Page 10 Item: 11	Equipment Enclosure Condition	11.2. The equipment enclosure had missing gates at the time of inspection. Recommend enclosure correction for safety especially for children to come in contact with the pool heater.