



iPools Service & Repairs
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Lomita, CA 90717
www.iPoolsinc.com
(310) 767-6331
Lic # 989150

Standard Swimming Pool Inspection

Scope of the Inspection: The pool/spa inspection to be performed for client identified is a non-invasive visual inspection performed for a set fee, designed to identify material defects or material deferred maintenance of the pool or spa systems, components, or equipment. This definition specifically excludes deficiencies that are normally remedied during routine maintenance and, which generally do not represent material defect of the pool or spa systems. A written inspection report will be prepared for the sole use and benefit of the client identified in this contract. The pool/ spa inspection report shall describe and identify the inspected system, and components of the pool/spa, and shall identify material defects in those systems and components observed during the inspection. Client agrees to read the entire inspection report when it is received and shall promptly contact the inspector with any questions or concerns client may have regarding the pool/spa inspection or the inspection report.

Limitations, Exceptions and Exclusions: Excluded from this pool/spa inspection is any system, structure, or component of the pool/ spa which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of the inspector, or which client has agreed to not be inspected. The following are excluded from the scope of this pool/spa inspection unless specifically agreed otherwise between inspector and client:

1. Determining compliance with installation guidelines, manufacturers, specifications, building codes, all ordinances, regulations, covenants, zoning or other restrictions, including local interpretations thereof.
2. Obtaining or reviewing information from any third-parties, but not limited to: government agencies (such as permits), component or systems manufacturers (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, real estate agents or brokers.
3. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations.
4. Dismantling of any systems, structure or component, or perform any intrusive or destructive examination, testing or analysis.
5. Systems or components of the pool and spa that are not permanently installed.
6. Systems, structures, or components not specifically identified in the written inspections report.
7. Operating systems or components that have been disconnected shut down or in the opinion of the inspector could result in damage to the pool/spas components or systems.
8. Inspecting any below grade components or underground systems or portions thereof or pressure testing of any piping.
9. Come into contact with pools/spa water to examine the system, structure or components.

10. Examine accessories, such as, but not limited to fountains, waterfalls, diving boards, ladders, slides steps or any other recreational components including pool equipment enclosures (pool house/ shed).
11. Evaluate thermostat(s) or their calibration, heating elements and solar systems.
12. Evaluating child access barrier adequacy of pool enclosures.

Confidential Report: The inspection report to be prepared for the client is solely and exclusively for the clients own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the pool/spa inspection report to the real estate agents directly involved in this transaction, but client and inspector do not in any way intend to benefit the real estate agents directly or indirectly through this agreement of the inspection report. **Client agrees to indemnify, defend and hold harmless from any third-party claims arising out of the clients unauthorized distribution of this inspection report.**

Severability: Should any provisions of this contract be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provision of this contract shall remain in full force and effect, unimpaired by the courts holding.

General Provisions: This pool/ spa inspection contract, the pool/spa inspection, and the inspection report do not constitute a pool/spa code or other regulations compliance, warranty, guarantee or insurance policy of any kind whatsoever. The pool/spa inspection and the inspection report are not a substitute disclosure for real estate transactions which may be required by law.

POOL/SPA & EQUIPMENT

The inspection of the pool and/or spa includes a visual examination of the pool and/or spa; conditions limiting or otherwise inhibiting inspection; enclosures and related gates; hardscaping and drainage related to the inspected pool or spa; condition of visible portions of systems, components or structures; normally necessary and present equipment such as, lights, pumps, heaters, filters, and related electrical and mechanical connections.

All reported conditions referenced in the body of this report should be addressed by specialists in the appropriate trades

PRIOR TO THE END OF YOUR INSPECTION PERIOD.

This should include cost estimates to remedy conditions.

Below ground pools or spas may have inherent defects which are not visible during the inspection. We cannot accurately see below the water level. The only way to thoroughly examine the pool/spa body is to drain the pool/spa. If a more thorough inspection of the pool is desired, we suggest you contact a qualified pool/spa contractor, who may use procedures and equipment not utilized by our visual inspection. DO NOT drain the pool yourself. Consult a pool contractor first.

We DO NOT guarantee or warranty any components or systems of the pool or spa after the date of the inspection.

The inspector IS NOT REQUIRED to: examine any above-ground, movable, freestanding or otherwise non-permanently installed pool or spa, or self contained equipment; come into contact with pool or spa water to examine the systems, structures or components; determine the adequacy of spa jet water force or bubble effect; determine structural integrity or leakage of any kind, including underground plumbing; evaluate thermostats or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related components; operate or evaluate filter backwash systems; examine accessories, such as, but not limited to aerators or air blowers, diving or jump boards, ladders, skimmers, slides or steps; determine the adequacy of filters, pumps and heaters.

Inspection Location: 401 Yarmouth Road, PalosVerdes Estates, CA 90274

Inspection Date: 6/2/2026

Inspection Time: 9:00 am

Clients Name: James Reeves

Inspector: Ivan Flores

Swimming Pool

Shape – Rectangular/ semi free form, pool only no spa.



Pool Finish

Observation: White smooth plaster finish. The swimming pool has several areas that have calcium nodules. Some are larger than others but several areas are affected by the nodule formation. The pool finish is stained and has raised/rough forms of efflorescence referred to as Calcium Nodule spots that sporadically form on a plaster surface. Nodules may be circular volcano-type formations or stalactite like drips down the plaster wall. They are most often associated with plaster delaminating that combined with the surface discoloration indicates the plaster is a candidate for re-finishing soon.

Recommendation: Replaster the pool and spa. Apply a waterproofing membrane prior to plastering the pool.

Cost: \$10,500.00



Coping Stone

Observation: Pre-Cast safety grip coping, is in good condition. There are a few hair line cracks in a few coping pieces but this is considered normal. Any cracks larger than the width of a dime coin would be a cause for concern, but all copings are in good condition.

Recommendation: None



Expansion Joint

Observation: The expansion joint needs to be replaced. The deep end of the pool has a slightly higher deck which has created significant separation on the expansion joint.

Recommendation: Redo the expansion joint.

Cost: \$1,400.00



Diving Board/ Handrails, Slides

Observation: Diving board is in good condition. No stress cracks or damage to existing board or structure. The slide needs to be resurfaced.

Recommendation: None for diving board. The slide should be resurfaced as the fiberglass slide is showing wear. Contact Tim Cross with Cross Fiberglass Restoration – (310) 374-0393



Swimming Pool Light

Observation: One American Products full sized light installed in pool. Light works but is not GFCI protected. The light has an older style “deck junction box”. Those junction boxes are no longer approved and unsafe.

Recommendation: Replace pool light with a new style LED light, eliminate deck junction box and run new conduit with proper junction box and GFCI to protect bathers.

Cost: \$ 2,850.00



Tile

Observation: Porcelain tile throughout pool. Tile is in good condition.

Recommendation: None



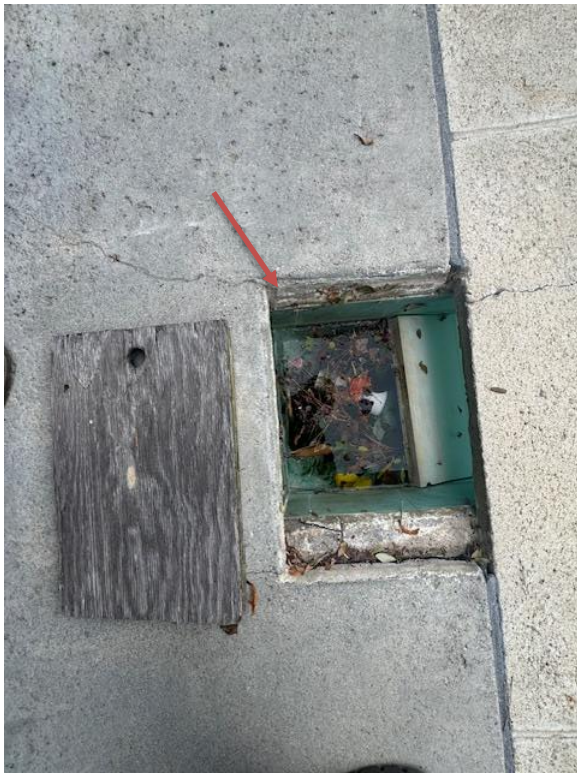
Skimmer & Main Drain

Observation: Swimming pool currently only has one main drain. This is no longer approved and should be corrected. Skimmer is an older cement style skimmer which are prone to leaking.

The Virginia Graeme Baker Pool and Spa Safety Act (VGBA) is a United States law named after Virginia Graeme Baker, who died after sustaining a pool suction-drain injury in June 2002, when the suction from a spa drain entrapped her under the water. It is incorporated as Title 14 of the U.S. Energy Independence and Security Act of 2007 (EISA Title 14, Pub.L. 110-140). This act became enforceable law on December 19, 2008.

Recommendation: Drain pool and add a dual drain to meet VGB Act. Replace skimmer.

Costs: \$ 6,200.00



Fill Line

Observation: Swimming pool does not have a fill line. It appears pool is being filled with a waterhose.

Recommendation: None

Pump/ Motor

Observation: 2024 Pentair Whisperflow VST in great working condition. Pump is not currently bonded.

Recommendations: Bond pool pump.

Cost: \$125.00



Air Blower Pump

Observation: None

Recommendations: None

Heater

Observation: 2011 Pentair MasterTemp not working. Does not turn on and based on the age, not worth repairing.

Recommendation: Replace heater with new unit.

Cost: \$5,500.00



Filter

Observation: 2021 Pentair Clean and Clear filter is working in good condition.

Recommendations: None



Plumbing/ Valves

Observation: Copper pipes underground and PVC above ground.

Recommendation: None

Salt System

Observation: None

Recommendation: None

Spa Side Switch

Observation: None

Pool Sweep

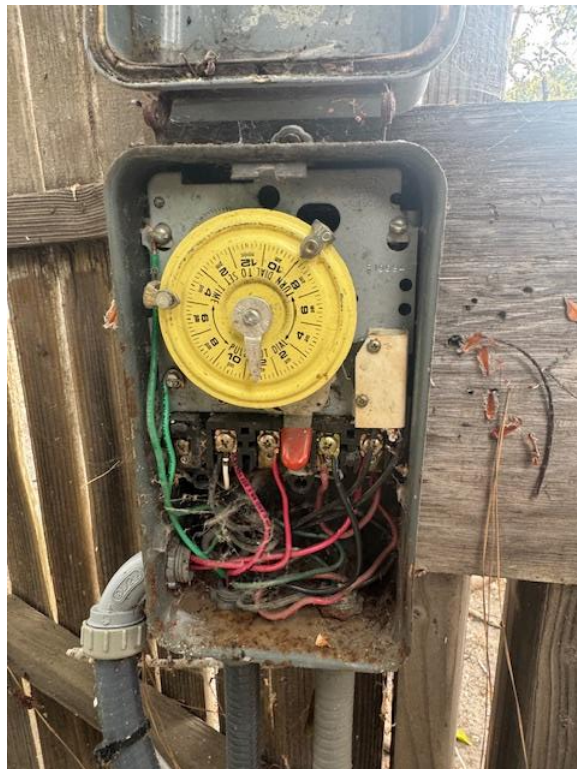
Observation: None

Recommendation: None

Time Clock / Control Panel

Observation: Paragon older style timer. In good working condition.

Recommendation: None



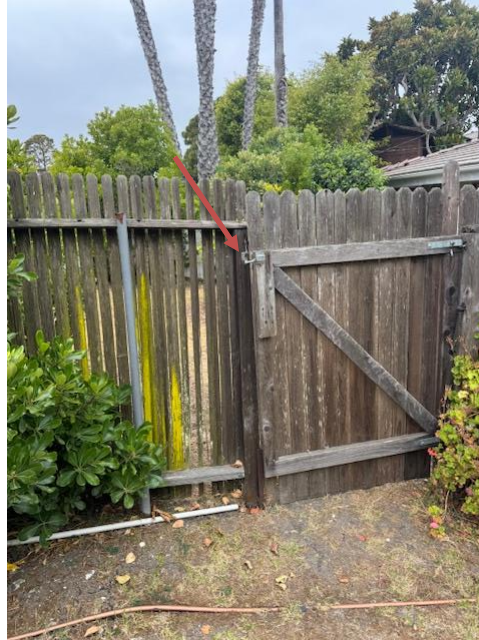
Safety Fence/ Net/ Gates

Observation: All gates leading to the pool are not safe. The left side wood gate opens inward, does not self close or self latch. The right side wood gate opens inward, does not self close or self latch. The two rear home glass sliders do not have alarms and the wood door leading from the home to the pool does not have an alarm.

Recommendation: Contact a fence company to correct wood gates and add alarms to all doors leading to the pool. Contact one of the two companies below to add a fence around the pool.

Katch-A-Kid - 888 552 8242

All Safe 800 786 8110



Pool Service

Observation: Pool has a significant amount of yellow algae and dirt on the floor.

Recommendation: It is recommended that all pool owners learn how to operate and maintain their pools safely. Water chemistry is very important. There are pool companies which can service the pool on a regular basis and maintain the water chemistry. Learn to perform CPR. It is advised that a qualified pool contractor be consulted before draining the pool. High ground water levels may cause the pool to lift if drained improperly. Many pool pump manufacturers are regularly building more energy efficient pumps. If applicable, I recommend consulting with a qualified installer to determine if the replacement of the pump could have an energy savings for the home.

Cost – Weekly Pool Service - \$195.00 per month

Did You Know....

The National Spa and Pool Institute first developed voluntary pool construction standards back in the 1980's that were the base for the American National Standards Institute's (ANSI) swimming pool requirements approved in 1991. The quality of older residential pool construction and equipment specification varies greatly due to the lack of municipal oversight. Even new pools can be built without a requiring a soils report, having the plumbing inspected (as it is not apart of the potable water or waste system to the home), as well as use gunite/'shotcrete' that was mixed on-site without the oversight of a specialist and lack municipal inspection of the pool wall's thickness. Further, the more elaborate the pool and its attached water features, deck and decorative hardscape becomes, the greater chance that their separate performance characteristics conflict resulting in damage to the materials, systems and finishes.

LIMITATIONS OF POOL / SPA COMPONENT INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Inspection of pool/spa components were limited by (but not restricted to) the following conditions:

- Components beneath the water level are not inspected.
- Chemical composition of the water is not inspected as part of the inspection.
- Underground piping or electrical components are not inspected.
- Effectiveness of the filter(s) and heating system(s) are not inspected.

Please also refer to the last page of this report for a more detailed explanation of the scope of this inspection.