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This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector. **NOTE:** The summary is not the full report. Please read through the entire document for all noted items. **NOTE:** Clicking on [Section Links](#) will bring you directly to corresponding images.

#### **SUMMARY COLOR KEY**

**Major Defect/Safety** | **Minor Defect** | **Material Defect** | **Cosmetic Defect** | **General Notes** | **Section Links**

#### **Client Information:**

Andrew Alder-Larue (2/7/2024)  
76 Calle Manzanita  
Rancho Mirage, CA 92270

## Pool Area

### Outside The Pool Area

Is there a fence that separates the pool or spa from the house or common area?:No

If a fence doesn't separate the pool from the house, do doors or windows leading to the swimming area have locks and alarms that are out of a child's reach?:Yes

#### Comments:

The side gate providing direct access to the pool area from the street was properly self-closing and self-latching. It was noted that alarms were present on all doors and windows leading to the pool area from the home. Because there is no fence or pool cover, recommend activating alarm system on every door and window of the home that leads to the pool area when children are present. It is recommended that the alarms last for 30 seconds or more and must trigger within 7 seconds of the door/window opening for child safety.



### Inside The Pool Area

Are surfaces leading to the pool, including the deck and steps, slip resistant?:Yes

Is the pool deck separated from the pool wall perimeter?:Yes

Are decks on all sides of the pool in good condition and sloped so they do not accumulate water?:  
No

Are decks around the pool free from clutter and trip hazards?:No

There are no pool accessories such as slides and diving boards that could pose a safety risk to pool users.:Yes

Is the pool depth marked on the pool deck or walls?:No

Are there ladders or steps at each end of the pool?:No

Is the water level 3"- 4" from the top to enable climbing out?:Yes

Is there an adequate means of egress from the pool?:Yes

Is there rescue equipment near the pool (i.e., a styrofoam ring on a long rope, or a long handled hook)?:No

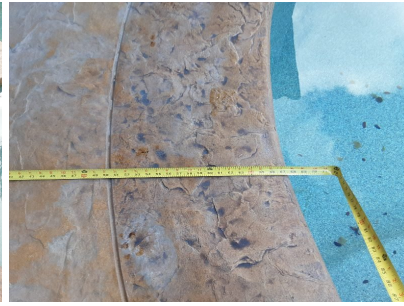
Are pool chemicals/supplies out of the reach of children?:Yes

#### Comments:

The pool was installed less than 10 feet from the house (5'7") and the grill area allows less than 4 feet to the pools edge (safety hazard). National building codes, as outlined by the National Fire Protection Association (NFPA), require an outdoor inground pool to be at least 10 feet away from the walls of a house. There was excessive hard water buildup throughout the pool deck. Recommend contacting a licensed pool contractor for further evaluation.



Less Than 10 feet



Less Than 10 feet



Hard Water Buildup



Hard Water Buildup

## Within The Pool Or Spa

**Are main drain grates visible from the deck with no damage apparent?:Yes**

**Are drain covers installed?:Yes**

**Are water return inlet(s) installed?:Yes**

**Do pool odors appear normal without irritating fumes present?:Yes**

**Is the pool water visibly clean and free of discoloration?:Yes**

**Is the water level high enough to allow continuous overflow of water into the gutters or skimmers?:**

**Yes**

**Are coping stones and tiles not chipped, cracked or loose?:Yes**

**Does the pool shell appear smooth without readily visible defects or staining?:Yes**

**If a spa is installed and operational, does it appear to be clean and adequately maintained?:Yes**

**If a spa is installed, does it appear to be undamaged?:Yes**

**If a spa is installed and operational, is a timer installed and not reachable by a person using the spa?:Yes**

### **Comments:**

The main basin drains of the pool and spa had anti-vortex covers installed (satisfactory). No visible defects noted for pool shell.



# Pool Heating Equipment

## Pool Heating Equipment

- Is the pool heating system active and functioning?:Yes
- Is the heater installed on a level, non-combustible base?:Yes
- Are adequate clearances around the heater maintained?:Yes
- Is the heater installed downstream of the pump and filter?:Yes
- Are visible safety devices installed on the heater?:Yes
- Is the thermostat located in an accessible area?:Yes

### Comments:

The gas furnace pool heater was manufactured in 2022. The unit was operational at time of inspection. **Bonding wire was not installed on the unit.** Note: All electrical pool equipment must be attached to the bonding grid for safety. Recommend licensed pool contractor repair.



No Bonding Wire



Gas Shutoff Valve



## Pump & Filter System

### Pump & Filter System

Is the circulation system active and does it appear to function?:Yes

Is the centrifugal water pump secured to its base and operating quietly?:Yes

Is the hair and lint strainer basket clean of debris?:Yes

Is a check valve (inline or built-in) installed between the heater and filter?:Yes

Are skimmer weirs, skimmer baskets, deck covers, and flow adjustment devices installed?:Yes

Are there visible leaks in pipes or fittings?:No

Are pipes adequately supported and free of corrosion or deterioration?:Yes

Are air pressure relief valves installed on all pressure filter tanks?:Yes

Are pressurized filter tanks and hair and lint traps not leaking and properly sealed?:Yes

Are all pipes, filters and components that are part of the system labeled, tagged, color coded or otherwise identified?:Yes

#### Comments:

All systems were tested from the control panel and returned back to there original settings (Auto Mode) after testing. The exact age of the filter pump could not be determined from the data tag. The unit was tested and operational. Bonding wire was installed on the unit. No defects noted at cartridge filter. There was a "Check System - Inspect Cell" error code at the control panel. The Pool/Spa lights were non-operational at time of inspection. The spa jets were operational.

The water feature (fountain) at the Northwest corner could not be fully inspected due to no water in the basin at time of inspection.





Check System - Inspect Cell



Non-Operational - Pool Light



Non-Operational - Spa Light



Additional Water Feature - Not Tested



Additional Water Feature - Not Tested - No Water

## Recommendations

### Recommendations

Based on this limited inspection, is further evaluation by a specialist recommended? :Yes

**Comments:**

\*We always recommend routine service and maintenance by a licensed pool contractor for built-in pools and spas.



## Inspection Information

### Inspection Information

**Comments:**

**DATE OF INSPECTION:** 2/7/2024 - 1:00pm.

Note: This pool inspection was conducted in conjunction with the general home inspection.

<end of report>