Certified Pool Inspections

POOL AND SPA INSPECTION REPORT©

500 ⁰⁰

Name of Buyer: Carla O'Neill

Inspection Address: 2048 Linnington Ave Los Angeles, Ca 90025

Pool Permit #:

Filter	**Estimated Cost: $** N/A
Make Pentair	Model SMBW 4060
Size 60 SQ Ft DE	Reading 8 psi
Pressure Gauge	☑ Functional ☐ Non-Functional
☐ Low ☐ High	☒ Normal Pressure
☐ Sticks When Turned Off, Replace Gauge	
Cracks?	☐ Yes, Replace Filter ☑ None Observed
Leak?	☐ O-Ring ☐ Relief Valve ☑ None Seen
Relief Valve Work?	☑ Yes ☐ No ☐ Frozen, Replace
Tank Style	☑ Fiberglass ☐ Stainless Steel
Corrosion	☐ Light ☐ Medium ☑ Heavy, Paint
System Off: Back Flow Thru Pump to Pool?	☐ Yes ☒ No

Backwash Valve	**Estimated Cost: $** N/A
Make Pentair	Size 2"
	☑ Dumps to Ground ☐ P-Trap / Tank
Handle & Linkage	☑ Okay ☐ Broken, Replace
	☐ Install Plug ☐ Leaks
Leakage	☐ Yes ☑ None Seen
Valve Type	☐ External Unit ☑ Internal Unit
Install Plug:	☐ Yes ☐ No

Extra Pump(s)	**Estimated Cost: $** 350 ⁰⁰
Used For: Santana air Blower 9 Amps	
Make waterway	Model 750-2011-285
Functional?	☑ Yes ☐ Frozen, Replace
Shaft Seal Leak?	☐ Yes ☑ None Seen
Noisy?	☐ Yes ☑ No
Bonded?	☐ Yes ☑ No, Bond
Anchored Down?	☐ Yes ☐ No, Anchor
Corrosion	☐ Light ☑ Medium ☐ Heavy

(1) Secure blower with u-channel brackets

☑ Solar/Ancillary Equipment ☑ Pool ☑ Spa
☒ Waterfall or Fountain ☐ Spa with Separate Equip
☑ Automatic Controls ☐ Infinity Edge with Basin

Initial Contact:

Phone or Email: 310-722-6267

Circulation Pump	**Estimated Cost: $** 490 ⁰⁰
Make Pentair	
Model WFE-4 1hp VS	☐ Label Not Visible
Operational	☑ Yes ☐ No
Noisy / Leak?	☐ Yes ☑ No
Title 24 Compliant?	☑ Yes ☐ No, Replace
Pipes Painted?	☐ Yes ☑ No, Paint
Corrosion	☐ Light ☑ Medium ☐ Heavy
Lid / Basket	☐ Okay ☐ Worn ☑ Replace
Bonded?	☑ Yes ☐ No, Bond
Anchored down?	☐ Yes ☑ No, Anchor
5 x Pipe Diameter?	☑ Yes ☐ No
Concrete Pad Okay?	☑ Yes ☐ No

(2) Paint the PVC Pipes, anchor down, Replace the basket

Heater	**Estimated Cost: $** 3914 ⁰⁰
Make Raypak	Size (Btu) 399,000
Model 400	
Operate?	☐ Yes ☑ No, Unable to Check Add'l Components
Leak?	☐ Yes ☑ None Seen
Thermostat Work?	☐ Yes ☑ No
Water Too Cold to Check?	☐ Yes ☐ No
Leaves?	☑ Yes, Clean Out ☐ No
Bonded?	☑ Yes ☐ No, Bond
Flame Manifestation Recommendations	
☑ Pressure Test Gas Line	☐ Suggest Manometer Test
Low NOx?	☐ Yes ☑ No
Distance to Nearest Window, per Spec	
☑ 10' Min - Non-Low NOx	☐ 4' Min - Low NOx
☐ Not to Code, Move	☐ Not to Code, Add Flu to Roof
Pressure Switch Operate?	☐ Yes ☑ No
Flow Switch Needed?	☐ Yes, Add ☐ No
6" Clearance	☑ Yes ☐ No
18" Clearance in Front of Heater?	☑ Yes ☐ No
☑ Replace Heater	
☐ ☐ **Fire Hazard - Do Not Use**	

(3) Replace the heater with a LowNox 333k BTU. Pressure test the gas line

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Time Clock / Auto Control	Estimated Cost: $ 498 =
☐ 110 v ☒ 220 v	Hrs:
Make Intermatic	Model Electronic
Power Style	☒ Hardwired ☒ Radio Controlled
Motor Operates	☒ Yes ☐ No
Trippers w/Clock?	☐ Yes ☐ No
Casing Waterproof?	☒ Yes ☐ No
Base Secure?	☒ Yes ☐ No
Shock Shield in Place?	☐ Yes ☒ No
Auxiliary Functions Work?	4 ☒ Yes 1 ☒ No
# of Auxiliary Buttons:	
Light Auxiliary Work?	☒ Yes ☐ No
Booster Pump Auxiliary Work?	☐ Yes ☒ No
Actuators Operate?	☒ Yes ☐ No, Replace
Radio Control in Proper Site of Receiver?	☐ Yes ☐ No, Move
Wired to Code?	☐ Yes ☒ No **Electrical Hazard**
Sub Panel Clearance per code?	☐ Yes ☐ No, Move

(4) Rewire to boost the pump to two speed, (high speed for the Jets) add shock shield

Pool Finish	Estimated Cost: $ 9256 =
Type	☒ Plaster ☐ Gel Coat ☐ Painted
Cracks	☒ Plaster (Structural) ☐ None Seen
Algae	☒ None ☐ Green ☐ Black ☐ Yellow
Stains / Calcium	☒ Yes ☐ No
Calcium : Surface / Nodules?	☒ Yes ☐ No
Plaster Delaminating?	☒ Yes ☐ No
Rust?	☐ Surface Stain ☐ Sub Surface Steel
Suggest	☐ Acid Wash ☒ Replaster (☐ White) ☐ Color
☐ Adverse Conditions, Unable to See Pool Bottom	

(5) Strip pool/spa to gunite, Remove gunite at crack to steel, add steel, cement, split the Suction main, Replaster white

Deck	Estimated Cost: $ 822 =
Type	Broom finished concrete
Cracks?	(☒ Yes, Seal) ☐ No
Trip Hazards?	☐ Yes ☐ No
Drains Work?	☒ Yes ☐ No, Clean
Sufficient Drainage?	☒ Yes ☐ No, Add
Deck Sinking / Raised?	☒ Yes ☐ No
Deck Sloping Away From Pool?	☒ Yes ☐ No
Add Channel Drain?	☐ Yes

(6) Seal the cracks in the deck, add 8'-0" of footing

Chlorine/Ozone	Estimated Cost: $ N/A
Power to Unit	☐ Yes ☐ No
Cell Functioning	☐ Yes ☐ No, Clean
Green Light Indicator: Salt okay?	☐ Yes ☐ No
Proper Filter Type for Generator?	☐ Yes
(Filter Must Be Fiberglass)	☐ No, Change Filter
Check Valve Installed at Heater?	☐ Yes ☐ No, Install

*Manufacturer specs require check valve at heater.

Coping	Estimated Cost: $
Type	Cantilevered Concrete
Condition	☐ Good ☐ Worn / Broken ☐ Loose
Trip Hazard?	☐ Yes ☒ No
Edges Sharp / Rough?	☐ Yes ☒ No
Separated from Top of Pool?	☐ Yes ☐ No
% Separated	
☐ Reset Existing to Seal Bond Beam	☐ Replace with New

Tile	Estimated Cost: $ See plaster
Type	☒ Porcelain ☐ Glass ☐ Other
Condition	☐ Good ☒ Fair ☐ Poor
Loose / Missing?	☐ Yes, Reset ☒ No
Crack(s) in Bond Beam?	(☒ Yes, Seal) ☐ None Seen
Calcium: Surface / Nodule?	☒ Yes, Bead Blast ☐ None Seen
Tiles Hollow? %	☐ Yes, Reset Existing

Regroout

Deck-O-Seal	Estimated Cost: $ N/A
Between: Coping & Deck / Cantilevered Coping & Tile	
Installed?	☐ Yes ☐ No
Cracked?	☐ Yes, Replace ☐ No
☐ Create a gap between coping / tile, add sealant	

Pool Level?	
☐ Yes: Level Within	
☒ No: Out of Level by	± 1/2"
Construction Standard:	Pool ± 1/4". Infinity Weir Wall: ±1/32"
Suggest Geologist Site Inspection?	☒ Yes ☐ No

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Spa or Hot Tub — Estimated Cost: $

Type	☒ Gunite	☐ Fiberglass	☐ Stand Alone
Jet Working?	☐ Yes 6	☐ No	☒ Backflush Jets
Plaster Condition	☐ Good	☐ Fair	☒ Poor
Surface Rough?	☒ Yes	☐ No	
Cracks?	☐ Yes	☒ No	
Plaster Delaminating?	☒ Yes	☐ No	
Algae?	☐ Black	☐ Green / Yellow	
Light Work?	☒ Yes	☐ No	
Light w/ Operational GFCI	☒ Yes	☐ No	
J-Box 8" Above Water Level?	☒ Yes	☐ No, Replace	
Suggets:	☒ Replaster	☐ Acid Wash	

(5) Strip spa plaster to gunite Replaster white

(7) Replace the light seal, water in the light 266=

Skimmer — Estimated Cost: $ 1,840

Weir	☒ Okay	☐ Missing	☐ Replace
Basket / Handle	☒ Okay	☐ Missing	☐ Replace
Lid	☒ Okay	☐ Install Ring	☐ Missing, Replace
Float Valve	☐ Okay	☒ Missing / Broken	
Throat Cracked?	☐ Yes, Seal	☒ No	
Suction Main Grate	☒ Okay	☐ Replace w/Anti Vortex	
Suction Main Split?	☐ Yes	☒ No	
Flow from Main Drain	☐ Okay	☐ Plugged	☒ Unable to Check

(8) Skimmer is cracked Replace

Plumbing — Estimated Cost: $ 496=

Leakage?	☐ Yes	☒ None Seen
	☐ Air in Lines	☒ Suggest Leak Detection
Shut Off Valve Installed?	☒ Yes	☐ No, Install ☒ Replace
Check Valve Installed?	☒ Yes	☐ No, Install ☐ Replace

(9) Replace three shut off Valves

Solar System — Estimated Cost: $ N/A

Type	☐ Copper	☐ Plastic	☐ Manual	☐ Automatic
Functional?	☐ Yes	☐ No		
Leakage	☐ Yes	☐ None Seen		
Manual Drain Down / Gravity Flow				
# of Panels?	☐ Replace Panels _____ #			

Pool Light — Estimated Cost: $

Working	☒ Yes	☐ No	☐ Unable to Locate Switch
w/ Operational GFCI	☒ Yes	☐ No	☐ Replace
J-Box 8" Above Water Level?	☒ Yes	☐ No, Repair	
☐ J-Box at Water Level		☐ Water in Light, Repair	
☐ Unable to Locate J-Box			
☐ ☐ ***Dangerous - DO NOT Use Pool Until Replaced***			

Pool Sweep — Estimated Cost: $ N/A

Make			
Type	☐ Suction	☐ Pressure	
Condition of Unit / Hoses	☐ Good	☐ Fair	☐ Poor
Safety Cap on Suction Line?	☐ Yes	☐ **No Dangerous - Install**	

Fill Line — Estimated Cost: $

Hose Only / Hose Bib with Anti-Syphon		
Fill with Anti-Siphon?	☒ Yes	☐ No, Install
AutoFill w/Pressure Anti-syphon?	☐ Yes	☐ No, Install
Leakage	☒ None Seen	☐ Yes, Repair

Water Condition

	☐ Dirty	☐ Cloudy	☒ Clear
Filter DE on Bottom of Pool?	☐ Yes, Check Grates Inside Filter		

Slide — Estimated Cost: $ N/A

Cracked?	☐ Yes	☐ No
Ladder Safe?	☐ Yes	☐ No Don't Use
Waterline Working?	☐ Yes	☐ No, Replace

Jump Board — Estimated Cost: $ N/A

Rusted?	☐ Yes	☐ No
Cracked?	☐ Yes	☐ No
Bolts Okay?	☐ Yes	☐ No
Installed to Code?	☐ Yes	☐ No
Dangerous, Remove?	☐ Yes	☐ No

Waterfall / Fountain — Estimated Cost: $ 200=

Pump Working?	☒ Yes	☐ No
Pump Bonded / Anchored?	☒ Yes	☐ No
Leakage / Calcium?	☐ Yes	☐ None Seen

(10) add a fountain head

Deep End Egress — Estimated Cost: $ N/A

Ladder / Grab Rail Rusted?	☐ Yes, Replace	☐ No	
Ladder / Grab Rail Secure?	☐ Yes	☐ No, Tighten	
Egress Installed for >5' Depth?	☐ No - INSTALL PER CODE		

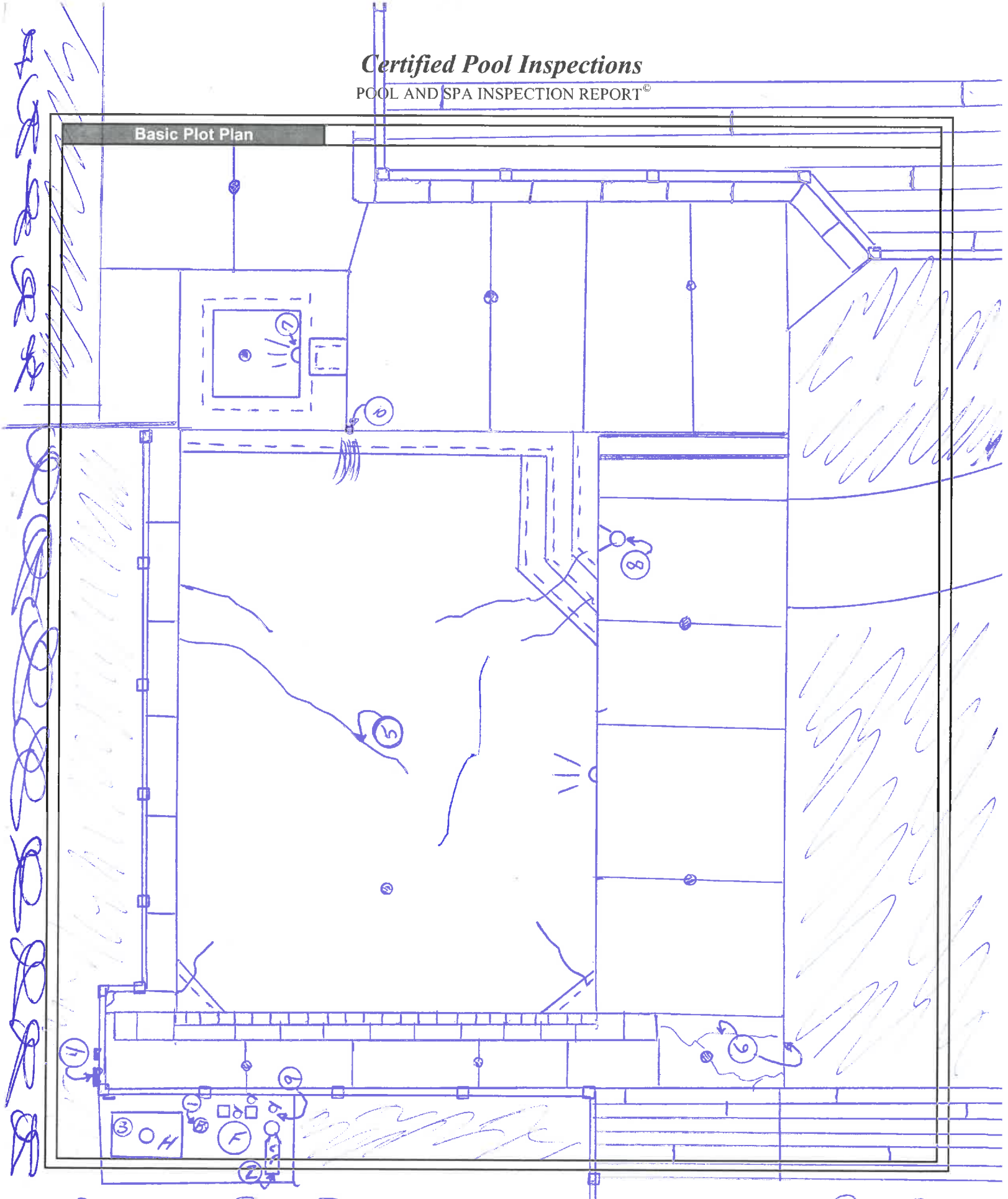
yes

*ANSI/NSPI Article VI 6.1.2 Deep End Egress (Exit)

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Basic Plot Plan



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Summary of Anticipated Costs:	*Numbers Correspond to Items on Pages 1-3 and on Page 4 - Plot Plan
1) Secure the blower with U-channel	350
2) Anchor down the pump, Replace the basket, Paint the PVC Pipes	490
3) Replace the heater with a 333K Low Nox Heater pressure test the gas line	3,914
4) add a shield to the timer, Rewire to allow the pump to go to high Speed	498
5) Strip plaster to gunite, Remove gunite to steel 12" on each side of the cracks, Recement, split the suction main, Replaster pool/spa white	9256
6) Seal the cracks in the deck, Replace a deck drain cover, install 8'-0" of footing	822
7) Replace the spa light seal	266
8) Remove and Replace the skimmer	1,840
9) Install Three Jandy Valves	496
10) Fountain head	200
total	$ 18,132

Note: The above list is a summary of items found. Please refer to pages 1-3 for details.

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Definitions / Code References:

Circulation Pump: A pump which draws water from the pool and moves it through the system.

Filter: A mechanism which filters out particles from the water, sending clean water back to the pool.

Heater: A unit which heats the water, usually via natural gas, before it is sent back to the pool / spa.

Returns: The outlets at the side or bottom of a pool /spa where the water returns after cleaning and heating.

Skimmer: The major suction to the pump. Skims off surface debris. Key component to circulation.

Bonding: Tying all metal within the pool (and around by 5') to all the electrical components of the pool.

Grounding: An electrical wire tied to an electrical component which guides excess electricity to go into the ground.

Spa: An isolated body of water in addition to the pool, which can be heated to a higher temperature.

Booster / Jet Pump: A separate pump that draws and returns spa water to the jets only.

Jets: A small orifice of high velocity water which draws in air for a massaging effect.

Bond Beam: A beam of steel and concrete at the top of the pool structure which bonds the perimeter structurally.

Anti-Siphon: A device that prevents chlorinated water from siphoning back into the water source of the house.

Fill: A means to add water to the pool. Can be via hose, a fill line or an auto fill with float valve or sensor wire.

Panel Clearance: 30" x 36" clear space in front of an electrical panel ***to enable work on the panel to be done safely.***

NEC Electrical Code: Sec. 110.26(a)(1)

Equipment Clearances: **Pump*** - 6" at back of pump. **Filter:** 6" circumference. **Heater:** 18" - 24" front, 6" sides.

*Anti-Cavitation: Minimum of 5 times pipe diameter or 10" of straight pipe at inlet of circulation pump.

California Title 24: "Each Auxiliary pool load shall be served by either separate pumps or the system shall be served by a mulit-speed pump and EXCEPTION to Section 150(p) 1E: Pumps if less than 1 hp may be single phase."

Deep End Egress: A means of entry/exit shall be provided in the deep area of the pool if the water depth is 5 feet or greater. (ANSI/NSPI Article VI 6.1.2)

A pool is a "closed system" and generally should NOT have bubbles in the circulation. Exceptions: solar, ozone, salt.

Manometer: An instrument used for measuring the pressure of liquids and gases. (Page 1 Heater Section)

By law, Certified Pool Inspections is not allowed to perform work on the property listed on Page One for one year from the inspection date. The above costs are provided to give an idea of the anticipated costs for repairs of any items found not to be up to code or building standard at the time and day of the inspection. Costs over and above the list above are not the responsibility of Certified Pool Inspections and should not be construed as such. CPI's objective is to report if the pool / spa is up to code or standard only. The above is not a quote for a remodel and does not list "upgrades".

The CPI Inspector leaves the pool, spa, waterfall etc. in the same condition or settings in the same configuration as was upon arrival. CPI is not responsible for items broken while inspecting the pool / spa as this is an indication the item was already worn out or defective.

Although we have done a thorough inspection of the pool and its systems, there are items beneath the concrete that are beyond our scope of observation (such as leaks in tile line, plaster or underground pipes). We do not guarantee any conditions unseen. We do not guarantee there may or may not be other unseen items which are incorrect with the pool. *This is an inspection report of existing conditions*. You are advised to consult a leak detection company if you have any concerns about potential leaks in the system over and above what was reported here.

If the heater was removed, capped gas line should be pressure tested for leaks before a new heater is installed. If any leaks are detected in the gas line, replace the entire gas line.

Inspection by: ☐ Mike Shaw ☐ Kari Shaw

Date: 3/16/19

I have read and understand the conditions of the pool via the report.

Customer Signature: Linda O'Neil

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