



POOL INSPECTION

Pool & Spa Service, Inc.

Contractor License # 902650

960 Gravenstein Hwy So.....Sebastopol, Ca.... 95472

707-823-8345..... fax 707-823-2257..... rogerspools@comcast.net

Address: **2703 BRUSH CREEK RD**

City: **SANTA ROSA**

Inspection Date: **9/19/24**

Date/Time confirmed by: **DM**

Inspection/Report Fee: **\$425.00**

Buyer:

Phone #

E-mail:

Buyer's Agency:

Address:

City:

Phone

Fax:

Agent:

Cell:

E-mail:

Seller's Agency:

Address:

City:

Phone

Fax:

Agent: **DOUG SWANSON**

Cell: **707-291-4400**

E-mail:

- 1- This is a report on the condition of a swimming pool as inspected by Roger's Pool & Spa Service, Inc. on the above noted date. The scope of the inspection was limited to those aspects of the pool and related equipment, which were observable by visual external inspection from the ground surface.
- 2- No pressure tests were performed on the plumbing and none of the pool equipment components were disassembled for the purpose of the inspection.
- 3- In no way may this report be interpreted to reflect the structural integrity of the pool structure or the soundness of the underground plumbing.
- 4- Any party relying on this inspection report understands that liability of Roger's Pool & Spa Service, Inc., arising from the inspection on which this report is based shall be limited to the inspection fee.
- 5- The issuance of this report does not imply that the pool/spa is in compliance with local building codes or ordinances, except as specifically noted.
- 6- This is an inspection report only. If repairs are noted, a separate contract will be provided, if requested.
- 7- Some approximate cost of repair/replacements may be noted in the inspection.

STRUCTURE

I. POOL TYPE

- A- In ground Above ground Spa
- B- Concrete Fiberglass Vinyl Liner
- C- Rectangle Round Free Form Oval Grecian

Approximate Length **40** Approximate Width **20** Approximate Average Depth **6**

The estimated volume of water is **36,400** gallons

The pool has a Plaster Fiberglass Pebble Tech Vinyl finish
 (that is in good shape) circle all that apply (that is stained—mottled—
chipped—cracked—been patched)

II. TILE

- N/A
- Tile is in good shape.
- Tile has calcium deposits
- circle all that apply (missing tiles—broken tiles—chipped tiles)
- Gunite is exposed

IIa. GROUT

- N/A
- Grout is in good shape.
- Grout is missing
- Gunite is exposed

III. COPING (perimeter finish)

- Cantilevered Deck in lieu of coping (see deck report)
- Pool has Bull Nose Stone Wood Rock other coping that is
 (in good shape) circle all that apply (missing coping—broken coping—
loose coping—stained coping)

IIIa. MORTAR

- N/A
- Mortar is in good shape.
- Mortar is missing
- Mortar is cracked

IV. DECKING

Concrete

The concrete deck has a smooth broom exposed aggregate salt painted finish
 (that is in good shape) circle all that apply (that is **cracked**—lifted—broken—uneven)

The deck has drains does not have drains

The deck has expansion joints does not have expansion joints

Comments: **DECK HAS 4 SMALL CRACKS NORMAL FOR ITS AGE**

V. FENCING

The pool area is fenced the yard is fenced

Fencing is **6.5** high with self latching gate no self latching gate

Comments: **ONE SIDE OF YARD HAS A SELF LATCHING GATE ONE DOES NOT.**

STRUCTURE COMPONENTS

Surface Skimmer: Manufacturer: **PENTAIR**

Cover	<input checked="" type="checkbox"/> Good Shape	<input type="checkbox"/> Broken	<input type="checkbox"/> Missing
Basket	<input checked="" type="checkbox"/> Good Shape	<input type="checkbox"/> Broken	<input type="checkbox"/> Missing
Weir	<input type="checkbox"/> Good Shape	<input type="checkbox"/> Broken	<input checked="" type="checkbox"/> Missing
Diverter	<input checked="" type="checkbox"/> Good Shape	<input type="checkbox"/> Broken	<input type="checkbox"/> Missing

Main Drain:

The main drain is Missing grate type anti vortex (VGB) type

Pool Returns:

Number of returns **2** Directional Eyeballs yes no

Pool Cleaner Return yes no

Water Auto Fill: yes no

Cover	<input checked="" type="checkbox"/> Good Shape	<input type="checkbox"/> Broken	<input type="checkbox"/> Missing
Float	<input checked="" type="checkbox"/> Good Shape	<input type="checkbox"/> Broken	<input type="checkbox"/> Missing

Overflow line: yes no

Location **DRAIN IS IN AUTO COVER BOX**

Pool Light: IN PHONE APP/ ALSO MANUAL IN CONTROL PANEL

Light switch is located:

The light GFCI protected yes no

GFCI trips when tested yes no

Comments: **AT THIS TIME BOTH POOL LITES ARE WORKING**

MECHANICAL EQUIPMENT

EQUIPMENT PAD

The equipment pad (is in good shape) circle all that apply (is unstable--broken)

The equipment pad has bond wire yes no

Supports for electrical (timers, breaker panel, switches, etc) are stable. yes no

FILTER PUMP:

Manufacturer: **PENTAIR** Model **WHISPER FLOW**

1/2 hp 3/4 hp 1 hp 1.5 hp 2 hp 3 hp other _____

Motor is quiet loud (bearings)

Motor has bond wire yes no

energy efficient single speed 2 speed intelligent

Lid Good Shape Broken Missing

Lid O-Ring Good Shape Worn Missing

Pump Basket Good Shape Broken Missing

AUXILLARY PUMP

N/A

Function **SPA JETS**

Manufacturer: **PENTAIR** Model **WHISPER FLOW**

1/2 hp 3/4 hp 1 hp 1.5 hp 2 hp 3 hp other _____

Motor is quiet loud (bearings)

Motor has bond wire yes no

energy efficient single speed 2 speed intelligent

Lid Good Shape Broken Missing

Lid O-Ring Good Shape Worn Missing

Pump Basket Good Shape Broken Missing

FILTER:

Manufacturer: **PENTAIR** Model **CLEAN & CLEAR PLUS 520**

diatomaceous earth cartridge sand

Pressure gauge **14** #'s PSI

Backwash Valve N/A rotary push/pull

Backwash valve operated smoothly yes no

HEATER:

N/A

Manufacturer: **RAY PAC** Model **336A**

natural gas (1 therm =100K btu) propane gas (1 gal=100K btu)

Supply gas pipe is 1/2" 3/4" 1" 1.25" 1.5" 2"

Shut off valve yes no Union yes no Sediment trap yes no

Connected with rigid pipe flex line

Heater is spark ignition standing pilot bonded hot surface igniter

LED Display N/A Ok Replace

Comments: **AS OF THIS DATE HEATER IS WORKING FINE.**

TIMER-CONTROLS:

Manufacturer: **JANDY** Model **RS8**

Voltage 110/120 220/240 Protective Cover yes no

AUTOMATIC CLEANER: N/A

Manufacturer: **POLARIS** Model **280**

pressure side suction side electric

Hoses	<input checked="" type="checkbox"/> OK <input type="checkbox"/> bad	Floats	<input checked="" type="checkbox"/> OK <input type="checkbox"/> bad
Swivels	<input checked="" type="checkbox"/> OK <input type="checkbox"/> bad	Tires	<input checked="" type="checkbox"/> OK <input type="checkbox"/> bad
Bag	<input checked="" type="checkbox"/> OK <input type="checkbox"/> bad	Wheel Bearings	<input checked="" type="checkbox"/> OK <input type="checkbox"/> bad
Wall Fitting	<input checked="" type="checkbox"/> OK <input type="checkbox"/> bad	Finger Screen	<input checked="" type="checkbox"/> OK <input type="checkbox"/> bad

CLEANER PUMP: N/A

Manufacturer: **POLARIS** Model **PB450**

Motor is quiet loud (bearings)
Motor has bond wire yes no
energy efficient

SOLAR N/A

SALT SYSTEM: N/A

Control Manufacturer: **JANDY** Model **TRUCLEAR**
Cell Generating yes

Salt system has a new cell installed on 10/8/24

MISCELLANEOUS: IN LINE CLORINATOR IS FOR FOUTAIN

.In line chlorinator yes no Off line chlorinator yes no

Comments: #1 SHEAR DECENT PUMP IS A PENTAIR WHISPER FLOW ¾ HP.. #2 FOUNTAIN IS NOT WORKING AND I AM BEING TOLD THAT IT LEAKS SO IT HAS BEEN SHUT OFF. FOUNTAIN ALSO HAS A PENTAIR CLEAN & CLEAR 50 CARTRIDGE FILTER.#3 POOL HAS A 10FT DIVING BOARD THAT IS IN GOOD SHAPE HAND RAILS ON IT ARE INTACT AND STURDY. #4 POOL HAS AN ATTACHED SPA APPROX 7X7 3FT 9INCHS DEEP. SPA SIDE REMOTE IS WORKING. HAS 4 WORKIONG JETS AND IS IN GOOD SHAPE. AIR BLOWER FOR SPA IS A POLARIS 1HPAND IS WORKING . #5 SPA LITE AND FOUNTAIN LITES ARE WORKING FINE.

DAVID MISBACH

Inspecting agent for Roger's Pool Service, Inc

9/19/2024