



ALLEGIANCE HOME INSPECTIONS

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SWIMMING POOL AND SPA

1234 Main Street
Murrieta, CA 92562

Buyer Name

04/25/2025 9:00AM



Inspector

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SUMMARY



RECOMMENDED
IMPROVEMENTS



SAFETY/MAJOR CONCERNS

-  1.1.1 Swimming Pools and Spas - Safety Devices:: No pool fencing
-  1.1.2 Swimming Pools and Spas - Safety Devices:: Door alarms are not installed.
-  1.1.3 Swimming Pools and Spas - Safety Devices:: Perimeter gates do not comply with barrier requirement.
-  1.1.4 Swimming Pools and Spas - Safety Devices:: The doors that provide access to the pool area are not self-closing and self-latching.
-  1.2.1 Swimming Pools and Spas - Pool Area Coping, Tile and Decking:: Reseal Coping
-  1.2.2 Swimming Pools and Spas - Pool Area Coping, Tile and Decking:: Broken Drain Cover(s).
-  1.2.3 Swimming Pools and Spas - Pool Area Coping, Tile and Decking:: Flagstone lifting
-  1.3.1 Swimming Pools and Spas - Vessel Surface:: Surface Defects need further evaluation and likely repair.
-  1.5.1 Swimming Pools and Spas - Pool Electrical:: Subpanel hard to close
-  1.8.1 Swimming Pools and Spas - Pool Plumbing:: Fill-valve Leaking
-  1.8.2 Swimming Pools and Spas - Pool Plumbing:: PVC piping should be painted.
-  1.9.1 Swimming Pools and Spas - Pumps:: Old pump
-  1.9.2 Swimming Pools and Spas - Pumps:: Leaking from salt cell
-  1.10.1 Swimming Pools and Spas - Spa Controls:: Spa Side Control Not Working.
-  1.11.1 Swimming Pools and Spas - Heating:: Leveling

1: SWIMMING POOLS AND SPAS

		IN	NI	NP	O
1.1	Safety Devices:	X			
1.2	Pool Area Coping, Tile and Decking:	X			
1.3	Vessel Surface:	X			
1.4	Drains:	X			
1.5	Pool Electrical:	X			
1.6	Control Valves:	X			
1.7	Filtering/Cleaning Type:	X			
1.8	Pool Plumbing:	X			
1.9	Pumps:	X			
1.10	Spa Controls:	X			
1.11	Heating:	X			
1.12	Accessories	X			

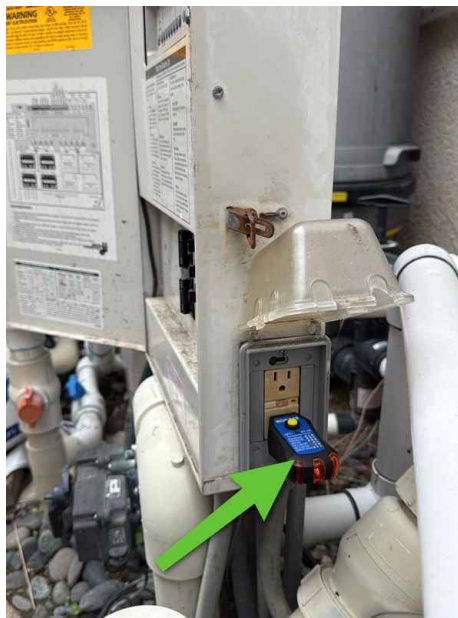
IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

Vessel Surface:: Interior Finish Material:
Plaster/Gunite

Pool Electrical:: GFCI Protection
At Subpanel

Pool Electrical:: Wiring Type:
NM (Romex)



Filtering/Cleaning Type:: Skimmer
Noted:

Pool Plumbing:: Fill Valve Type:
Auto-fill valve with float



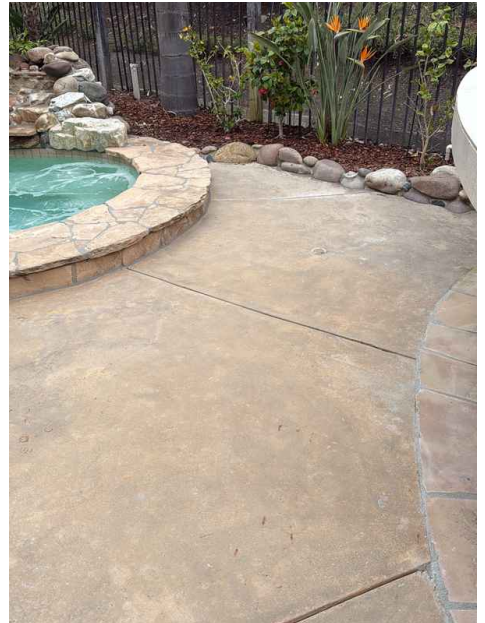
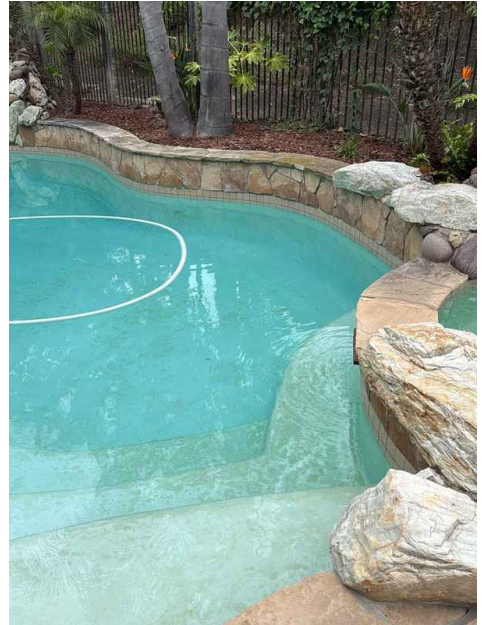
Spa Controls:: Control(s):
Spa Side Control

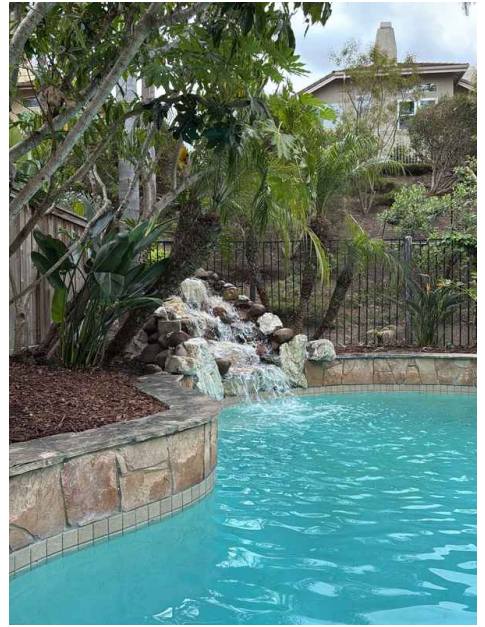
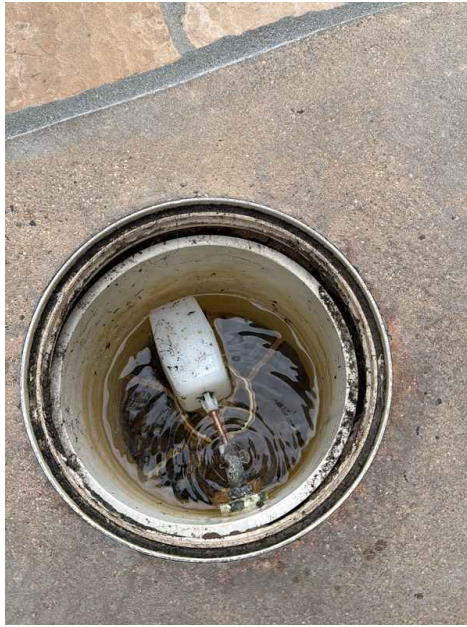
We recommend verifying equipment with seller.



Heating:: Age of Heater (Approx): 3-5
Heating:: BTU Rating: Unknown
3 399,900

Type of Pool/Spa:
Inground Pool and Spa

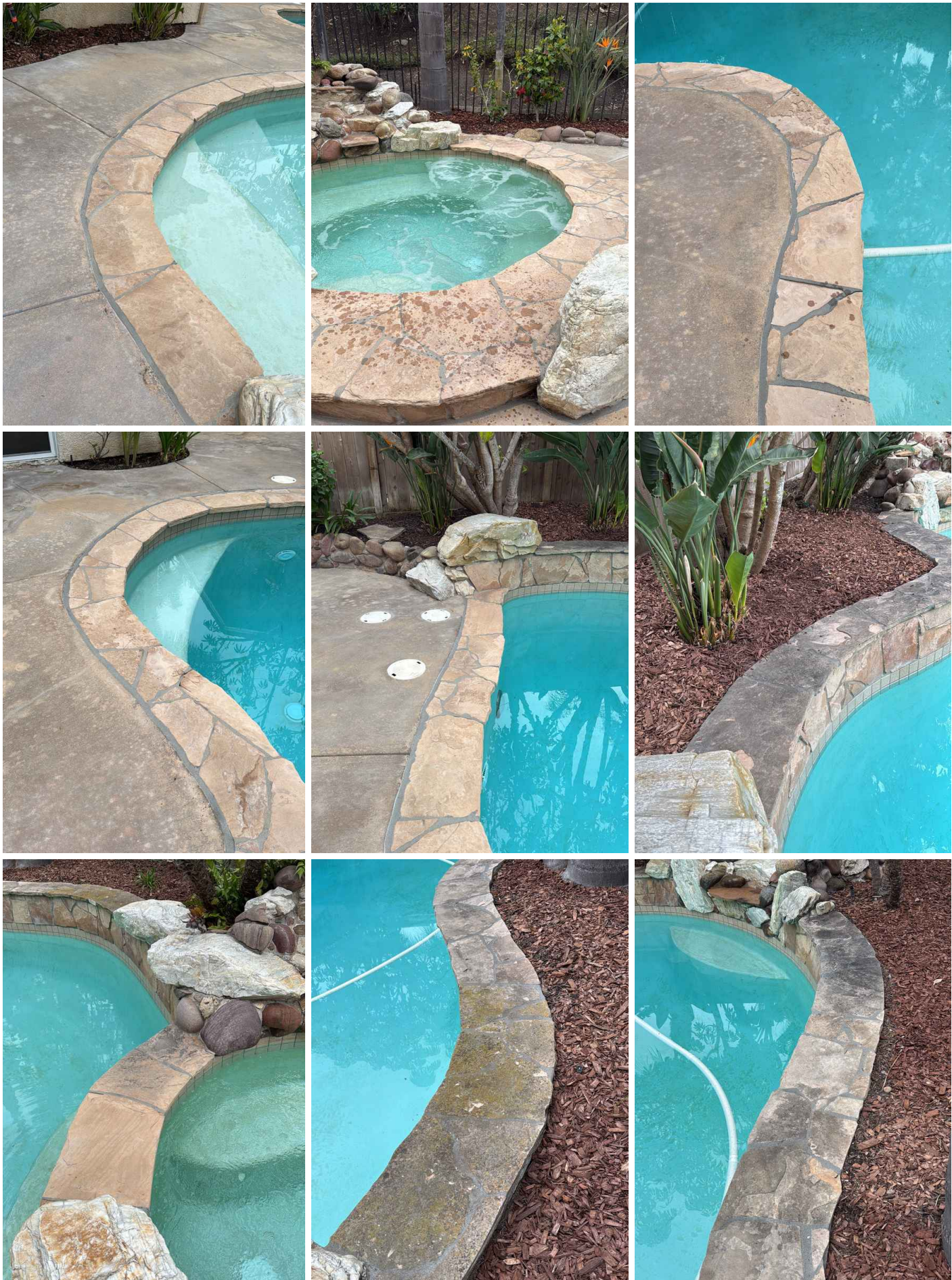


**Safety Devices:: Pool Barriers:****Gate(s) Self-closing/Self-latching**

All pool fencing should be a minimum of 60 inches with the latch a minimum of 54 inches off the grade. Gates should be self-closing and self-latching and open away from the pool/spa area.



Pool Area Coping, Tile and Decking:: Coping Type:
Stone





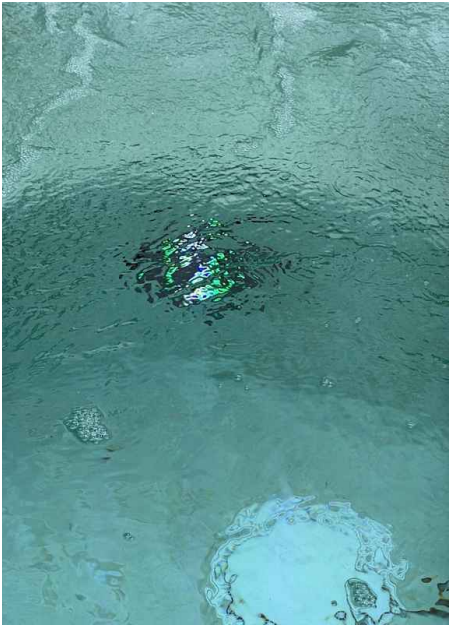
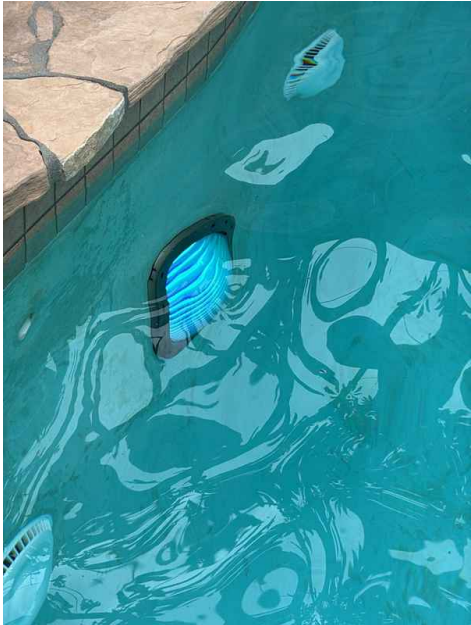
Pool Area Coping, Tile and Decking:: Decking Type:
Concrete



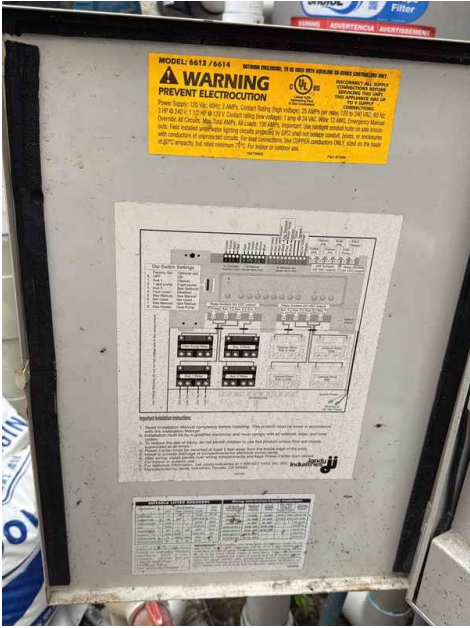
Drains:: Drain Type(s):
Multiple Drains, Anti-Entrapment Drains



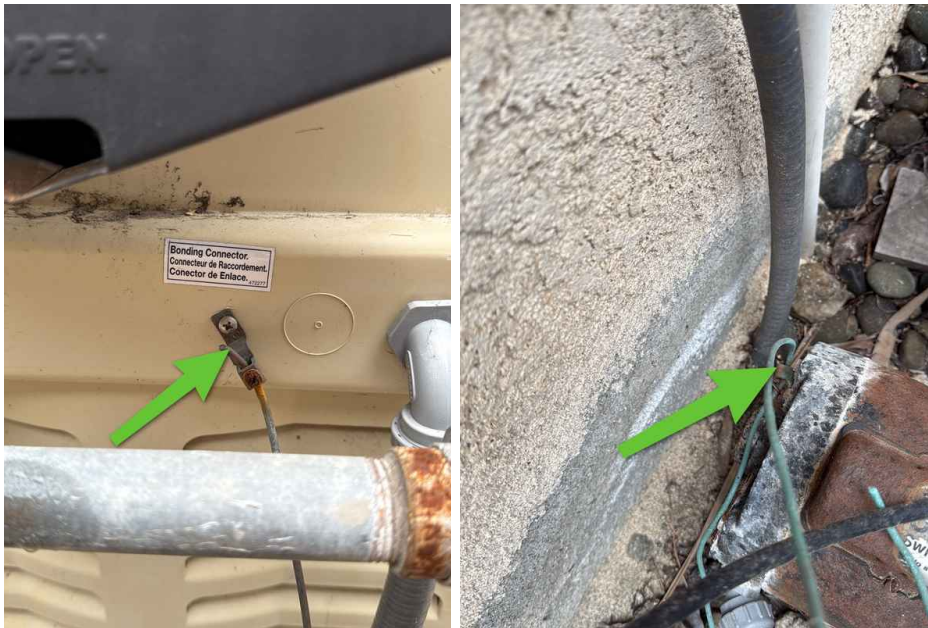
Pool Electrical:: Circuit Breaker Location(s):
Equipment Area



Pool Electrical:: Electric Controls:
Local Subpanel, Aqua Link



Pool Electrical:: Equipment Bonding:
Heater, Pump(s)



Control Valves:: Valve Type(s):
Automatic Valves with Actuator, Standard Manual Valves

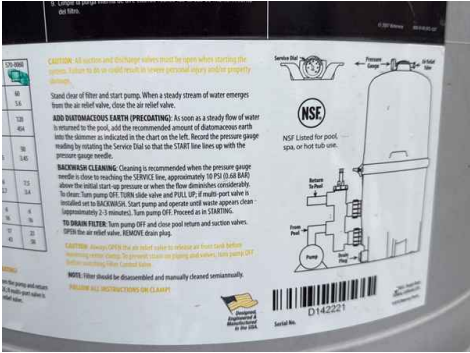


Filtering/Cleaning Type:: Filtering Components:

Skimmer



Filtering/Cleaning Type:: Filtration Type:
Diatomaceous Earth



Filtering/Cleaning Type:: Water Treatment:
Salt Water System



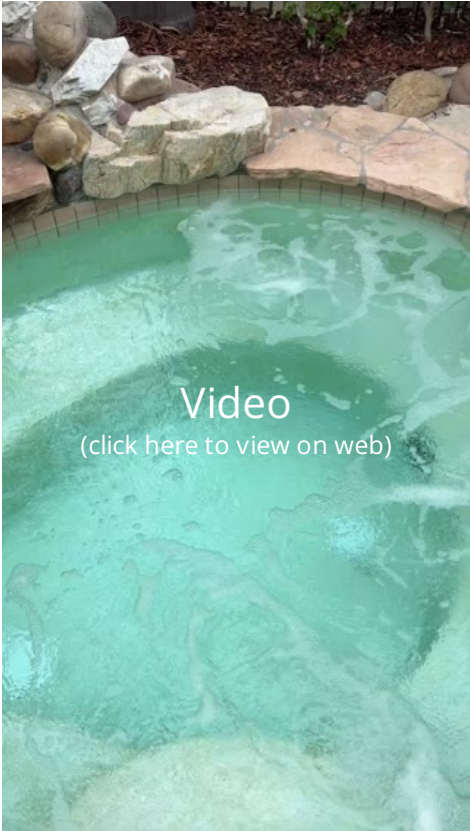
Pool Plumbing:: Pipes:
PVC



Pumps:: Pump Types:
Variable Speed, Waterfall, Standard



Spa Controls:: Spa Jets:
Jets were operational



Heating:: Heating Type:
Natural Gas Heater



Accessories: No Wall Diving

The raised wall above the pool surface is not designed for diving as the pool depth may not be adequate. These areas should be monitored to prevent injury.



Observations/recommendations

1.1.1 Safety Devices:

NO POOL FENCING

No separate pool area fencing was installed at this time. We recommend upgrading by installing pool fencing.

Recommendation

Contact a qualified swimming pool contractor



Safety/Major Concerns



Recommend pool fencing around entire perimeter

1.1.2 Safety Devices:

DOOR ALARMS ARE NOT INSTALLED.

All doors that lead to the pool area should be protected with door alarms unless separate pool fencing is installed.

Recommendation

Contact a qualified swimming pool contractor



Safety/Major Concerns



Required alarm



Required alarm

1.1.3 Safety Devices:

PERIMETER GATES DO NOT COMPLY WITH BARRIER REQUIREMENT.

The perimeter gates that provide access to the pool/spa area should be self-closing and self-latching and open away from the pool area.

Recommendation

Contact a qualified professional.

**Safety/Major Concerns**

Self closing device needs adjustment



Self closing device needs adjustment

1.1.4 Safety Devices:

THE DOORS THAT PROVIDE ACCESS TO THE POOL AREA ARE NOT SELF-CLOSING AND SELF-LATCHING.

**Safety/Major Concerns**

If door alarms are not present, then this is required.

Recommendation

Contact a qualified professional.

1.2.1 Pool Area Coping, Tile and Decking:

RESEAL COPING



Recommended Improvements

We recommend re-sealed between the deck and coping to prevent water from leaking behind the pool walls.

Recommendation

Contact a qualified swimming pool contractor



1.2.2 Pool Area Coping, Tile and Decking:

BROKEN DRAIN COVER(S).

The broken deck drain covers should be replaced.

Recommendation

Contact a qualified handyman.



Recommended Improvements



1.2.3 Pool Area Coping, Tile and Decking:

FLAGSTONE LIFTING

Flagstone lifting on bond beam

Recommendation

Contact a qualified masonry professional.



Recommended Improvements



1.3.1 Vessel Surface:

SURFACE DEFECTS NEED FURTHER EVALUATION AND LIKELY REPAIR.

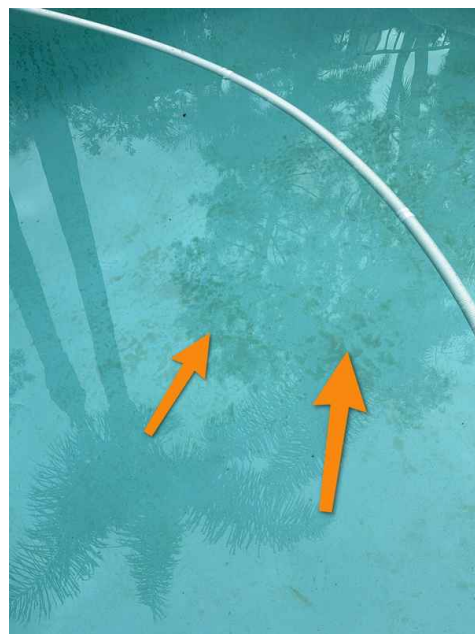
The plaster surface is worn and needs to be re-surfaced.

Recommendation

Contact a qualified swimming pool contractor



Recommended Improvements





1.5.1 Pool Electrical:

SUBPANEL HARD TO CLOSE

Recommended Improvements

Subpanel difficult to close rubbing on pool, plumbing, recommend raising subpanel slightly

Recommendation

Contact a handyman or DIY project



1.8.1 Pool Plumbing:

FILL-VALVE LEAKING

Recommended Improvements

The pool fill valve is leaking and should be repaired.

Recommendation

Contact a qualified handyman.



1.8.2 Pool Plumbing:

PVC PIPING SHOULD BE PAINTED.

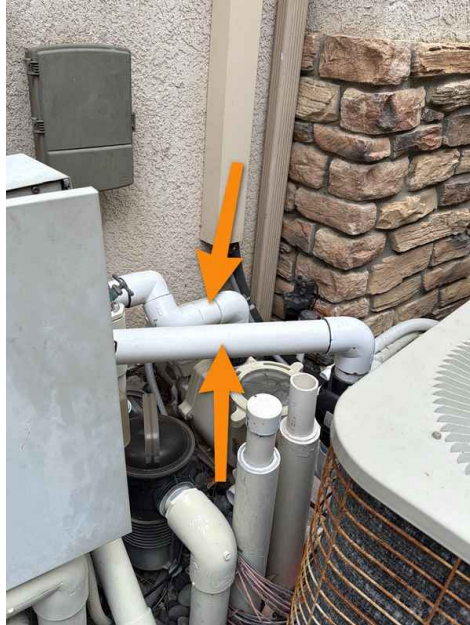
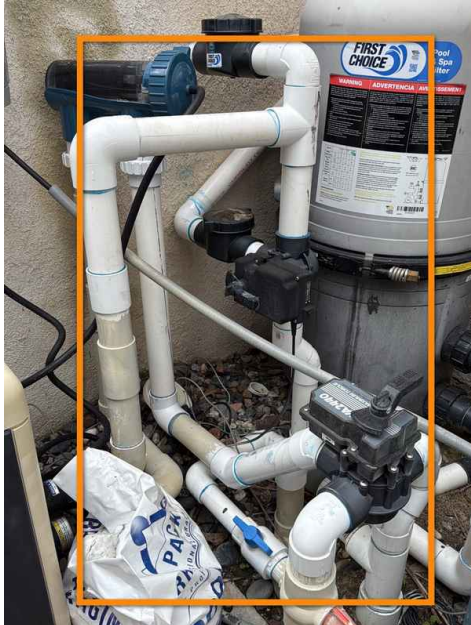
PVC can be damaged by sunlight and should be painted or coated for UV protection.

Recommendation

Contact a handyman or DIY project



Recommended Improvements



1.9.1 Pumps:

OLD PUMP

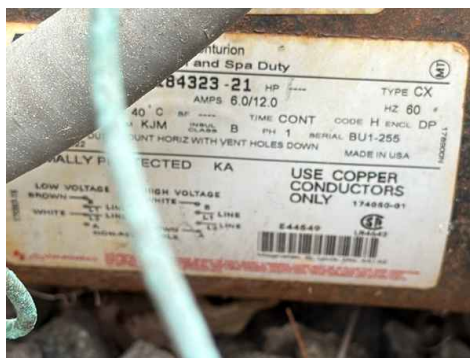
Old pump, rusted, and corroded recommend replacing

Recommendation

Contact a qualified swimming pool contractor



Recommended Improvements



1.9.2 Pumps:

LEAKING FROM SALT CELL

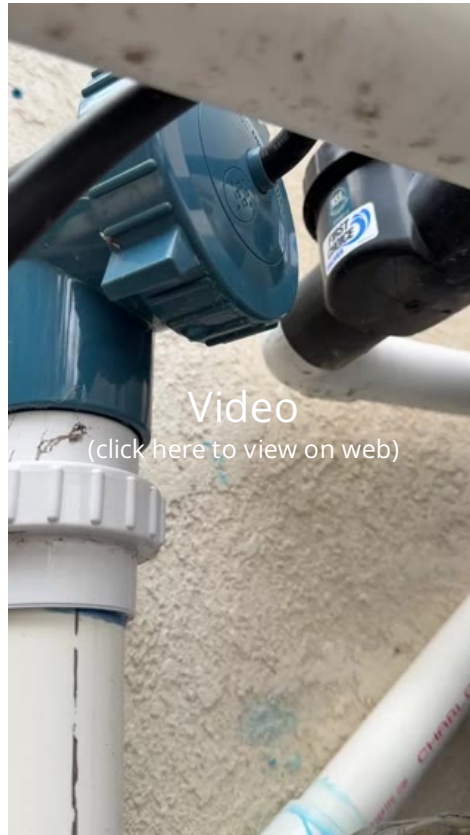
Slow leak from salt cell connection, recommend qualified contractor

Recommendation

Contact a qualified swimming pool contractor



Recommended Improvements



1.10.1 Spa Controls:

SPA SIDE CONTROL NOT WORKING.

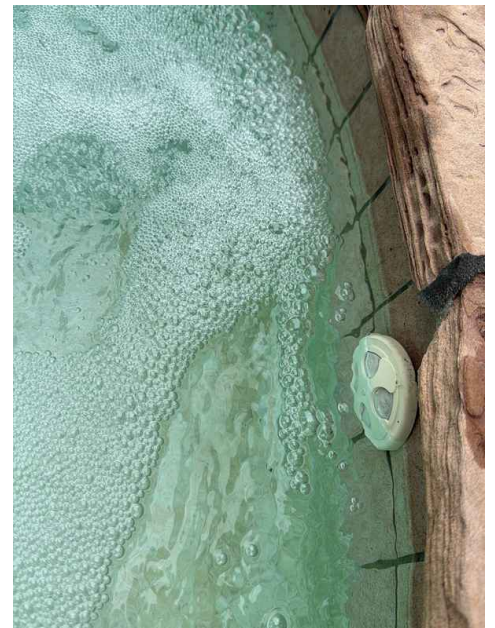
The spa side remote control is not working. Recommend asking seller what its function is.

Recommendation

Contact a qualified swimming pool contractor



Recommended Improvements



1.11.1 Heating:

LEVELING

Heater leveling is subpar

Recommendation

Contact a qualified swimming pool contractor

**Recommended Improvements**

STANDARDS OF PRACTICE
