

TH Inspection Services

Property Inspection Report



45693 Prairievista Pl, Quartz Hill, CA 93536
Inspection prepared for: Larry Jones
Date of Inspection: 12/20/2024 Time: 10:00 am
Weather: Sunny

No warranty or guarantee regarding the pool's functionality or future performance.

Inspector: Tom Harding
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www.thispectionservices.com



Pool Inspection

1. Attendance

Observations:

- Client present

2. Pool Structure

Observations:

- The visible portions of the pool structure are in good condition.
- Some stained or dirty areas noted, recommend cleaning.
- Some calcium deposits noted, recommend cleaning.
- Inlet is not flush with pool surface.
- Depth markers are not installed.
- The inspector can not determine if the pool or spa is free of leakage. If further review is desired, we recommend contacting a licensed pool company.



3. Deck Surface

Observations:

- Concrete cracks noted, recommend repair by a licensed concrete contractor.

• **Pool & Spa Copping**

Damaged and cracked mortar noted, recommend repair by a licensed pool or mason contractor.

• **Spa Steps**

Evidence of repairs noted, unable to determine the effectiveness of these repairs.

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• **Spa Steps**

- Evidence of repairs noted, unable to determine the effectiveness of these repairs.

• **Deck Seal**

- Damaged and missing deck seal noted, recommend repair by a licensed pool.

• **Deck Drains**

- A number of deck drains were noted on property at time of inspection.

The drainage system is not tested and is not part of this inspection.

Maintenance tip; Check and clean deck drains to make sure they are free of debris and draining properly.





4. Equipment

Observations:

- Pump and filter are in working condition.
- Note; Limited visibility due to leaf debris.
- ****Pump Motor****
- Pump motor should be protected by a ground fault circuit interrupter, recommend repair by a licensed pool or electrical company.
- ****Filter System****
- Some deterioration or corrosion, recommend review by a licensed pool company.



5. Heating System

Observations:

- Damaged parts and rust noted at heater, recommend review and repair by a licensed pool company.
- Loose vent at heater, recommend securing.
- Corrosion noted at hose bib.
- Gas line is showing signs of rust, recommend painting.
- Note; Heater was not tested at time of inspection.



6. Plumbing

Observations:

- No plumbing leaks noted at time of inspection.
- Recommend painting plumbing pipes to protect from ultraviolet rays.
- Note; Limited visibility due to leaf debris.

Materials

- Copper pipe, Polyvinyl Chloride (**PVC**) pipe and Black (**ABS**) Acrylonitrile Butadiene Styrene pipe is present.
- Note; Wrong glue used at ABS and PVC pipe joints, recommend review by a licensed plumber or pool company.



7. Skimmer

Observations:

- Skimmer was full of debris at time of inspection.
- Cracked plastic at skimmer basket area, recommend repair by a licensed pool company.
- The weir is missing at skimmer location, recommend repair by a licensed pool company.



8. Drain Covers

Observations:

- Drain covers are present, inspector could not determine if covers are in compliance with the state standards. We recommend further evaluation by a licensed pool company.



9. Water Quality

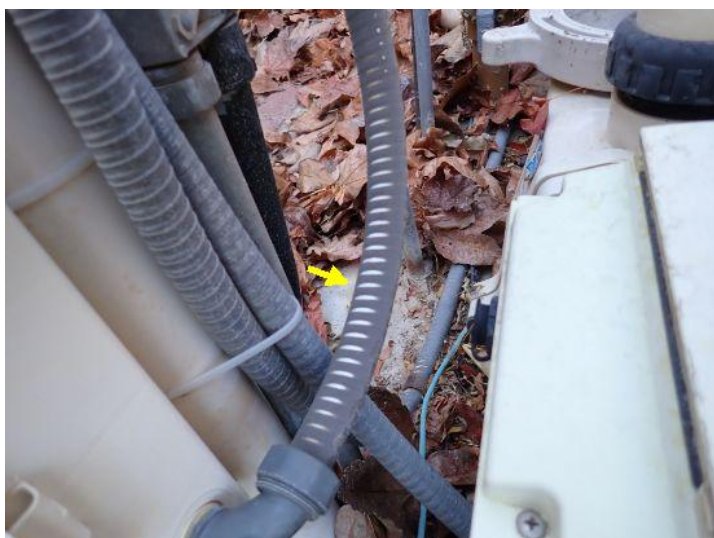
Observations:

- Pool water is clear, chemical or water testing was not performed at time of inspection.

10. Electrical/Bonding

Observations:

- ****Pump Motor****
 - Pump motor was not bonded, recommend repairing to ensure safety.
- ****Pool & Spa Lights****
 - Two lights noted at time of inspection, lights are in working condition.
- ****Safety Hazard****
 - Exposed wires, missing and damaged lights noted, recommend repair by a licensed pool or electrical company.
- ****Conduit****
 - Conduit showing signs of wear and rust, recommend review by a licensed pool or electrical company.
- ****Control Box****
 - Control box is showing signs of wear and rust, recommend review by a licensed pool or electrical company.
 - Plastic sheathing appears to be damaged at a number of wires, recommend review by a licensed electrical contractor.
 - Protective cover for wires is missing, recommend installing to ensure safety.



11. Outlets/Switches

Observations:

- ****Electrical Outlet****
- Operational at time of inspection.
- Note; Ground fault circuit interrupter is installed.

12. Fencing/Gates

Observations:

• **Drowning Hazard**

No enclosure installed around pool and spa, immediate repair is needed to ensure safety. Recommend contacting a licensed fence contractor to repair, fence contractor needs to be professionally trained in pool safety and also adhere to the (ASTM) standards.

• As of January 1, 2018 a pool or spa must have at least two of the seven safety features present per senate bill - (SB442)

#1 - A permanent enclosure around pool or spa area, enclosure must meet the (HSC) 11593 requirements.

#2 - A removable mesh fence around pool or spa area that meets the (ASTM) F2286 standards.

#3 - An approved safety pool or spa cover that meets (HSC) 11591 and also meets the (ASTM) F1346-91 standards.

#4 - Alarms on windows and doors leading to a pool or spa area.

#5 - Self closing and self latching devices on doors leading to a pool or spa area.

#6 - A water motion alarm installed in a pool or spa.

#7 - Other means of protection that meet the (ASTM) or (ASME) standards.

"Enclosure" means a fence, wall, or other barrier that isolates a swimming pool or spa from the home. There are six characteristics for enclosures to comply with the new law. All six areas are required or the enclosure does not meet the requirements of the legislation.

"Mesh Fencing" means a fence that is removable and meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standard F2288 & F2286.

"Approved Safety Pool Cover" means a manually or power operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standard F1346-91.

"Exit Alarms" means a device that makes audible, continuous alarm sounds when any door or window that permits access from the residence to the pool area that is without any intervening enclosure is opened or is left ajar. Exit alarms may be battery operated or may be connected to the electric wiring of the building.

"Self Closing or Self Latching" means a device that automatically closes and latches doors when exiting the residence, all closures and latches must meet the performance standards of the American Society for Testing and Materials (ASTM).

"Pool Alarms" means an alarm that is attached or placed in the swimming pool that meets all the performance standards of the American Society for Testing and Materials (ASTM), compliance with standard F2208.

"Other Means of Protection" if the degree of protection afforded is equal to or greater than that afforded by any other features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the (ASTM) or the American Society of Mechanical Engineers (ASME).

Resources

(ASTM) American Society of Testing and Materials

(HSC) Health and Safety Code

(ASME) American Society of Mechanical Engineers

(ASTM) DISCLAIMER - Verification that a component or system is compliant with an (ASTM) standard will require a specialist who is qualified to evaluate and determine if a component meets (ASTM) standards. A home inspector is a generalist and therefore any evaluation of an (ASTM) standard is beyond the scope of this inspection, we recommend that you contact and consult with a qualified (ASTM) specialist.

Note; All pool and spa hazards that were found at time of inspection should be corrected.

13. Door/Window Alarms

Observations:

- No door or window alarms present, doors and windows leading to a pool area are required to have alarms installed.

Recommend installing to ensure safety.

14. Diving Boards/Slides

Observations:

- Diving board was not inspected at time of inspection.
- Disclaimer; TH Inspection Services does not inspect diving boards or slides, we will not be held liable for injury or damages. If further review is desired, we recommend contacting a licensed pool company.

15. Pool/Spa Cover

Observations:

- None present