

Pool & Baby Pool Inspection Report

Inspection Date:
12/8/14

Prepared For:
Studio Green
232 Sir Frances Drake Blvd
San Anselmo, CA 94960
(415) 721-0905

Prepared By:
**Herb's Pool Service,
Inc.**
3769 Redwood Road
San Rafael, CA 94903

Office: (415) 479-4040
fax: (415) 479-6823

Report Number:
3138-307974

Inspectors:
Bill Dougan & Don Lucas

Inspection Address:
1201 Idylberry Road, San Rafael, CA



Inspection Overview

CLIENT ADVISORY

DESCRIPTIVE INFORMATION

- Weather Conditions:** • Cloudy Skies
Temperature Range: • 60 - 70 Degrees F
Fill Line Valve Location: • The valve controlling the fill line for the pool was located in planter
Pool Light Switch Location: • The switch controlling the pool lights were located at T101 timer in pump room
- The junction (3) boxes for the electrical supply to the pool lights were located in planters.
- Baby Pool Sub-Panel Located:** • In pool equipment room
Gas Meter Location: • The baby pool gas meter was located behind shed
Persons in Attendance: • Bill Dougan, Don Lucas, and Jennifer Luks & John Merten from Studio Green

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE INSPECTION

Our Goal is Your Satisfaction

Should you have any questions about our findings either during or after the inspection, or after receiving and carefully reading this Report, we will be glad to answer them for you. You may call any time during normal business hours, and we will attempt to explain any of our comments or observations as they relate to this inspection. If you feel that we have been negligent in our inspection (excluding gross negligence or willful misconduct), you agree that our liability, and the liability of our agents, employees and inspectors, for claims or damages, costs of defense and suit, attorneys' fees, and expenses and payments arising out of or in any way connected with errors or omissions in the inspection or the inspection report, shall be limited to liquidated damages in an amount equal to the amount that you paid us for the inspection. You and we acknowledge that these liquidated damages are not intended as a penalty but are intended, (1) to reflect the fact that actual damages may be difficult and impractical to ascertain; (2) to allocate risk among Herb's Pool Service, Inc. and our customers; and (3) to enable Herb's Pool Service, Inc. to perform the inspection at the stated fee. In the event of the tender by us of any payment, such payment shall be full and final settlement of all present and future claims and causes of action, and we shall be thereupon generally and fully released.

Our Estimates Are Not a Formal Bid or Proposal

The estimates that we have provided in this report should be taken as *approximations* only. This is not a contract or a bid; rather it is a **Report** on conditions observed during a visual inspection only. If we have recommended any repairs, or warranties or conditions other than that stated above are desired, a separate contract proposal will be necessary. In most cases, Herb's Pool Service, Inc. can provide such a proposal.

Acceptance and/or use of this Inspection Report shall constitute acceptance of, and agreement to, all of the provisions of the *Property Inspection Contract* and its *Standard Terms and Conditions* which are attached to and form a part of this Inspection Report.

Pool Dimensions in This Report Are Only Approximate

Unless specifically stated otherwise, any dimensions given in this Report for the pool are approximate only and should not be used for ordering components such as pool covers. Where we recommend the replacement of such components, we will make, and retain in our files, the necessary measurements to assure that the replacement is correctly sized.

We Were Not Checking For Adherence to Standards or Code Compliance

The inspector does not make any determinations as to compliance or noncompliance with the Residential Pool Standards of the National Spa and Pool Institute, or with local building codes or ordinances, except as specifically noted. The issuance of this report does not imply that the pool is in compliance with any standards, codes or ordinances.

A Definition of the Terms “Acceptable” and “Satisfactory” as Used in this Report

When any item in this Report is noted as being in “Acceptable” or “Satisfactory” condition, the meaning is that it was providing generally adequate service within the limits of its age - and any defects, deficiencies or potential problems noted during the inspection.

Chemical Balance of the Pool Water

All numbers represent *Parts per Million*

	Chlorine	Conditioner	pH	Alkalinity	Calcium Hardness	Dissolved Solids	Metals	Phosphate
Target Levels	1.0 – 2.0	30 – 60	7.4-7.6	100 – 150	200 – 400	1 – 1500	0	125
Actual Level	3.0	35	7.8	120	180	2500	0	1000+

Where any actual levels appear in **Red**, we recommend consultation with the experts at Herb's Pool Service for help in moving them into the Target ranges.

Acceptance and/or use of this Inspection Report shall constitute acceptance of, and agreement to, all of the provisions of the *Property Inspection Contract* and its *Standard Terms and Conditions* which are attached to and form a part of this Inspection Report.

Baby Pool Systems & Components

CLIENT ADVISORY

DESCRIPTIVE INFORMATION

Baby Pool Finish:	<ul style="list-style-type: none">• The baby pool finish was white plaster
Coping Type and Color:	<ul style="list-style-type: none">• The Anthony bull nose coping was white in color
Baby Pool Skimmer:	<ul style="list-style-type: none">• The baby pool pre-cast concrete skimmer was manufactured by Anthony
Baby Pool Deck Material:	<ul style="list-style-type: none">• The material in the baby pool deck was exposed aggregate concrete
Expansion Joint Material:	<ul style="list-style-type: none">• The expansion joints were sealed with gray mastic
Baby Pool Cover:	<ul style="list-style-type: none">• There was a bubble cover with Odessey reel
Baby Pool Heater:	<ul style="list-style-type: none">• The baby pool heater was a Model 200 Mini Max manufactured by Pentair
Baby Pool Heater Rating:	<ul style="list-style-type: none">• The baby pool heater was rated at 200,000 B.T.U. per hour
Gas Supply Piping Size:	<ul style="list-style-type: none">• The gas piping supplying the baby pool equipment was 3/4" diameter with old style shut off valve
Gas Meter Capacity:	<ul style="list-style-type: none">• The gas meter was rated to deliver 3000 CFM B.T.U.s of natural gas per hour
Circulating Pump:	<ul style="list-style-type: none">• The baby pool circulating pump was a Whisper Flo WFE-2 #011511 Serial #0326004100028K manufactured by Pentair
Baby Pool Filter:	<ul style="list-style-type: none">• The baby pool filter was a System-2 PLM-300 manufactured by Sta-Rite
Chemical Pump:	<ul style="list-style-type: none">• The baby pool chemical pump was Model RC-103SP 120 Volts 32 GPD manufactured by Rolla Chem
Electrical Sub-panel:	<ul style="list-style-type: none">• Square D manufactured the 20 Amp electrical sub-panel supplying the lighting and mechanical equipment for the baby pool

Acceptance and/or use of this Inspection Report shall constitute acceptance of, and agreement to, all of the provisions of the *Property Inspection Contract* and its *Standard Terms and Conditions* which are attached to and form a part of this Inspection Report.

OBSERVATIONS & RECOMMENDATIONS

**NOTE: This baby pool is being removed and replaced.*

Baby Pool Coping

Various stones were hollow due to cracked bond beam.

Baby Pool Skimmer

The baby pool skimmer was examined and found to have separation in throat.

Baby Pool Deck

The deck surrounding the baby pool had some settling. Conscientious, routine maintenance should keep it serviceable for some time to come.

Baby Pool Deck

Mastic joints were in poor condition.

Baby Pool Cover

The baby pool cover was in acceptable condition.

Baby Pool Heater

The heater had a 7" indoor stack with improper venting and venting cap. There would need to be more vents in the walls of shed to prevent exhaust gases from backing up into the pump room.

Baby Pool Pump

The baby pool pump was operated during the inspection and was in acceptable condition. Periodic preventive maintenance will help prolong its service life.

Baby Pool Filter

The baby pool filter was examined externally during the inspection and was in acceptable condition. Periodic preventive maintenance will help prolong its service life.

Chemical Pump

The device whose purpose it is to meter chemicals into the circulating baby pool water – the chemical pump - was operated during the inspection and was in satisfactory condition.

Baby Pool Electrical Panel

Inspected circuitry in this subpanel was in acceptable condition.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE BABY POOL INSPECTION

Important Information Concerning the Scope of the Spa Inspection

This report details the condition of the baby pool and its supporting equipment only at the time of this inspection by a representative of Herb's Pool Service, Inc. The scope of the inspection was limited to those aspects of the spa and related equipment, which were observable by **visual, external** inspection from the ground surface. No pressure tests were performed on the plumbing, and none of the spa equipment or components were disassembled for the purposes of this inspection.

This report includes only those conditions which were observable after reasonable examination of the spa and related equipment during normal operation on the date of the inspection. Herb's Pool Service, Inc. makes no warranties, express or implied, relating to the condition of the spa and related equipment as observed on the date of this inspection nor do we estimate or forecast future operability, performance or service life.

Acceptance and/or use of this Inspection Report shall constitute acceptance of, and agreement to, all of the provisions of the *Property Inspection Contract* and its *Standard Terms and Conditions* which are attached to and form a part of this Inspection Report.

Pool Systems & Components

CLIENT ADVISORY

DESCRIPTIVE INFORMATION

Pool Shape:	<ul style="list-style-type: none">• The pool was L-shaped
Pool Dimensions:	<ul style="list-style-type: none">• The pool dimensions were approximately 42'x75' x 72.5'x24' at deep end
Pool Finish:	<ul style="list-style-type: none">• The pool finish was white plaster
Overflow Line:	<ul style="list-style-type: none">• An overflow line had been installed for the pool into auto fill
Method for Filling the Pool:	<ul style="list-style-type: none">• The pool was filled through an automatic pool fill device manufactured by MP Industries
Pool Lights:	<ul style="list-style-type: none">• The (6) LED pool lights were manufactured by Pentair
Waterline Tile:	<ul style="list-style-type: none">• The waterline tile was 3"x3" dark blue
Lane Lines & Target Tile:	<ul style="list-style-type: none">• The lane line and target tile was 2"x2" black
Breakline Tile:	<ul style="list-style-type: none">• The breakline tile was white with white mastic control joint
Coping Type and Color:	<ul style="list-style-type: none">• The safety grip raised bull nosed brick coping was gray 4"x12" brick with 4"x8" brick backer in color
Pool Skimmer:	<ul style="list-style-type: none">• The Model U-3 pool skimmer with balance ports was manufactured by Sta-Rite
Pool Cleaner:	<ul style="list-style-type: none">• The self contained pool cleaner located in pump room was manufactured by Dura Max RC
Pool Deck Material:	<ul style="list-style-type: none">• The material in the pool deck was exposed aggregate with wood dividers
Expansion Joint Material:	<ul style="list-style-type: none">• The expansion joints were sealed with gray mastic
Ladder:	<ul style="list-style-type: none">• There were (2) Figure-4 ladders
Safety Rails:	<ul style="list-style-type: none">• There was a 3-bend safety rail
Pool Cover:	<ul style="list-style-type: none">• The pool cover with roller was a commercial style manufactured by Mac Ball
Pool Heater #1:	<ul style="list-style-type: none">• The pool heater #1 was a Model EHE 350 NC Serial #J11H10005
Pool Heater #2:	<ul style="list-style-type: none">• The pool heater #2 was a Model EHE 350 NC Serial #J11HH0032
Pool Heater #3:	<ul style="list-style-type: none">• The pool heater #3 was a Model EHE 350 NC Serial #C01HL0036
Gas Supply Piping Size:	<ul style="list-style-type: none">• The gas piping supplying the pool equipment was 1.5 x 3/4 inch diameter
Gas Meter Capacity:	<ul style="list-style-type: none">• The gas meter was rated to deliver 3000 B.T.U.s of natural gas per hour

Acceptance and/or use of this Inspection Report shall constitute acceptance of, and agreement to, all of the provisions of the *Property Inspection Contract* and its *Standard Terms and Conditions* which are attached to and form a part of this Inspection Report.

- Pool Circulating (Filter) Pump:** • The pool circulating pump was a bronze 3-phase with Emotran starter relay PSP20-20-25 Part #RJ1008HPL manufactured by Sta-Rite
- Filter Pump Suction Size:** • The size of the suction side pipe for the pool filter pump was 6" PVC
- Filter Pump Return Size:** • The size of the line returning water to the pool from the filter pump was 4" PVC
- Circulating (Filter) Pump H.P.:** • The pool circulating pump was powered by a 5 horsepower electric motor
- Valves:** • There were (3) gate valves in planter that operate (2) skimmer & main drain
- 2-way Valve:** • The (3) 2-way valve manifolds at pool heaters to adjust heat rise on heaters were manufactured by Jandy
- 2-way Valve:** • There was a 6" 2-way butterfly valve at pump suction
- Pool Filter Type/Media:** • The pool filters utilized a cartridge as the filtration media
- Pool Filter #1:** • The pool filter #1 was Model S7M-400 Serial #4100024070082M manufactured by Sta-Rite
- Pool Filter #2:** • The pool filter #2 was Model S7M-400 Serial #41000240700810 manufactured by Sta-Rite
- Pool Filter #3:** • The pool filter #3 was Model S7M-400 Serial #4100024070113P manufactured by Sta-Rite
- Chemical Pump:** • The (2) chemical pumps were Model RC-103SC Serial #s GP559 & CL387 120 Volts 32 GPD manufactured by Rolla Chem
- Pool Electrical Sub-panel:** • Square D manufactured the 30 Amp 3-phase electrical sub-panel supplying the lighting and mechanical equipment for the pool
- Emotron Time Clock:** • The T103 220 Volt programmable electrical timer for Emotron was manufactured by Intermatic
- Pool Light Time Clock:** • The T101 120 Volt programmable electrical timer for pool lights was manufactured by Intermatic
- GFCI Time Clocks:** • The (2) 20 Amp GFCI electrical timers were manufactured by Square D programmable
- Baby Pool Time Clock:** • The T101 120 programmable electrical timer for baby pool was manufactured by Intermatic

Acceptance and/or use of this Inspection Report shall constitute acceptance of, and agreement to, all of the provisions of the *Property Inspection Contract* and its *Standard Terms and Conditions* which are attached to and form a part of this Inspection Report.

OBSERVATIONS & RECOMMENDATIONS

Pool Vessel

Pool had been resurfaced within the last 2 years but had signs of calcium deposits and gray spots throughout plaster, possibly moisture trapped causing plaster to darken in some places or high phosphates & TDS levels which need to be monitored on a regular basis.

The lane line floats had normal wear.

The flag poles were tilting towards the pool and will need replacing soon.

Pool Main Drains

The main drains for the pool were checked and found to be functioning satisfactorily.

The plumbing was not large enough to accommodate the water flow.

Automatic Pool Fill Device

Fill needed to be an approved anti-siphon.

Water was leaking out of over flow, may be from recent rain or auto fill needs adjusting.

Pool Lights

Five of the lights were dull and one was bright.

Junction box conduit runs toward fence to pump room and should be brought up to code and must be done when decks are removed.

Pool Tile

The pool tile around the perimeter of the pool, at breakline, lane lines, and targets were in acceptable condition, as no loose or cracked tile were observed.

Pool Coping

The coping at the edge of the pool was in acceptable condition, as no loose or cracked pieces were observed.

Pool Skimmers

The pool skimmers were examined and found to be in satisfactory condition.

Pool Cleaner

A pool cleaner had been installed to aid in maintaining a clean pool environment. The pool cleaner was not in operation at the time of this inspection and was in acceptable condition.

**NOTE: There should be more GFCI protected outlets to locate cleaner in different areas of pool to eliminate extension cords.*

Pool Deck

Deck was cracked in several places and needed to be replaced.

Pool Deck Joints

Mastic will need to be replaced when decks are out.

Pool Ladders

The concrete was cracked around the rails and brass anchors were set too high on one set of rails.

**NOTE: All rails will need upgrading when decks are replaced.*

Acceptance and/or use of this Inspection Report shall constitute acceptance of, and agreement to, all of the provisions of the *Property Inspection Contract* and its *Standard Terms and Conditions* which are attached to and form a part of this Inspection Report.

Handrail

The 3-bend rail was not long enough to set back from pool, will need to be replaced with a longer rail while decks are out.

Pool Cover

The pool cover and roller were in acceptable condition.

Pool Heaters

All three heaters needed servicing and gravel replaced.

There was only one heater on and it was leaking.

Each heater had isolation and bypass valves to adjust temperature raise when working.

We recommend contacting factory and installing one thermostat and three flow switches so that all the heaters can work at the same time.

Pool Circulating Pump

The pump's Emotron starter relay was bypassed and the wires were burnt inside. There were no influent or effluent gauges.

Pump should be upgraded to accommodate more flow for A(6) hour T/O rate.

New motor starter needed to be installed.

Valves

All valves and their connections were functional at the time of the inspection.

Pool Filters

Filter #1 had leaked in the past and filter #2 was leaking.

We recommend larger filters to handle water flow and increased pressure with new pump that will be needed for proper T/O rate.

Chemical Feeders

The device whose purpose it is to meter chemicals into the circulating pool water – the chemical feeders - were operated during the inspection and were in satisfactory condition.

**NOTE: Both chlorinators were connected into one hose back to pool return.*

Pool Equipment Bonding

The pool equipment was not properly bonded to the main electrical service, and/or each piece of equipment was not bonded with all other equipment. We recommend properly bonding all equipment in conformance with current industry standards.

Pool Electrical Panel

Inspected circuitry in this subpanel was in acceptable condition.

Timers

The timers were judged to be functional, as they indicated the correct time of day during the inspection. This is usually the best indication of their function.

The Emotron timer was missing its terminal cover.

ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE POOL INSPECTION

Important Information Concerning the Scope of the Pool Inspection

This report details the condition of the swimming pool and its supporting equipment (and attached spa and/or water feature, IF indicated) at the time of this inspection by a representative of Herb's Pool Service, Inc. 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. No pressure tests were performed on the plumbing, and none of the pool equipment or components were disassembled for the purposes of this inspection.

This report includes only those conditions which were observable after reasonable examination of the pool and related equipment during normal operation on the date of the inspection. Herb's Pool Service, Inc. makes no warranties, express or implied, relating to the condition of the pool and related equipment as observed on the date of this inspection nor do we estimate or forecast future operability, performance or service life.

Advice Concerning Local Pool Barrier Regulations

Your pool inspector is never designated nor empowered to enforce the pool protective barrier regulations of any jurisdiction. Since these barrier regulations vary from city to city and jurisdiction to jurisdiction, we strongly recommend that you consult the local authority having jurisdiction for a copy of their latest regulations. Statements, which may be included in this report about any of the components in a barrier system, are never offered, nor should they be construed as, a legal opinion as to compliance with any governmental regulation.

Acceptance and/or use of this Inspection Report shall constitute acceptance of, and agreement to, all of the provisions of the *Property Inspection Contract* and its *Standard Terms and Conditions* which are attached to and form a part of this Inspection Report.

Client Advisory

Please note that this *Advisory* is **not** a “summary” of the inspection report that it follows. That’s why we urge you to **read** the *entire* inspection report *first*.

As an additional service to our Clients, we have compiled this listing of items that, in the professional opinion of your Inspector, merit further attention, investigation, or improvement at this time. Some of these conditions may be of such a nature as to require repair or modification by a skilled craftsman, technician or other specialist.

However, a homeowner such as you can easily handle the others.

We wish to remind you that often, following your Inspector’s advice will result in enhanced safety for the occupants of, and guests in, your home or improved performance and/or extended life for the component in question.

Acceptance and/or use of this Inspection Report shall constitute acceptance of, and agreement to, all of the provisions of the *Property Inspection Contract* and its *Standard Terms and Conditions* which are attached to and form a part of this Inspection Report.

Inspection Photos

