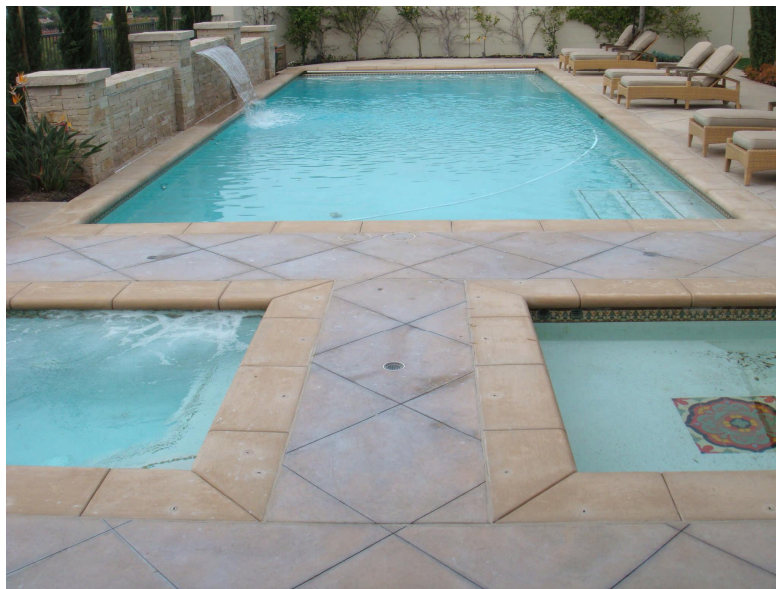


Pre-purchase Pool /Spa *Inspection Report*

Exclusively for: My Client

Shady Canyon, CA.



Prepared by:

California Real Estate Inspection Association Master Inspector

Steve Garcia Inspections

Building Inspections Since 1986

[www. InspectionsBySteve.com](http://www.InspectionsBySteve.com)

(714) 264-5071

REPORT DEFINITIONS & SCOPE

Thank you for selecting me to provide your property inspection. My business is mostly through referrals, I would appreciate you recommending my services to your family, friends and associates who may be in need of my services.

I am a Master Inspector of **CREIA** (California Real Estate Inspection Association) established in 1976, the first and largest Professional Inspection organization in the state for property inspectors in California. **CREIA** requires it's members to meet and adhere to all membership standards set forth in their standards of practice, they mandate a strict code of ethics and they require continual education in the property inspection profession.

This report describes the property conditions on the date of the inspection, to current **CREIA** standards and above due to my experience and education. Within the **CREIA** standards, my judgment is based upon locally accepted practice for comparable properties with respect to quality and workmanship allowing for reasonable wear and tear. The Building Code is one source I take into account, but my service is not a code compliance inspection or local city/municipality ordinance compliance inspection.

Soil conditions, inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. My work is not technically exhaustive and does not include tests such as an appropriate specialist might perform on any given system. I test components with normal operating controls and do not break down nor take apart any system. My fees do not include guarantees or warranties either expressed or implied.

Some features are not inspected, for instance: Sewer drainage, which can become blocked without warning, timer controlled devices, thermostats and similar control devices are not checked for calibration, security systems, elevators, and personal property such as refrigerators and drapes. I cannot judge what I cannot see, such as conditions hidden within walls, beneath rugs, or deliberately masked. I do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which may be hazardous. The inspection is strictly limited to those items detailed in this report. To review the standards of practice and code of ethics please visit www.creia.org

My services are to assist you, so please call me if you have any questions. 1-714-264-5071

I serve Orange, Los Angeles, Riverside and San Bernardino counties.

I PROVIDE FOR MY CLIENTS

Over 800 hours of College Education pertaining to Building/Home Inspection:

- Council of American Building Officials (CABO) 1&2 Family Dwelling Codes
- American Disability Act (ADA) Handicap Building Requirements
- Commercial Mechanical Inspection
- Residential Mechanical Inspection
- HVAC 100-Refrigeration Principles
- Air Conditioning Operation /Service
- Air Conditioning /Air Balance
- Concrete and Masonry Inspection
- Steel & wood Frame Inspection
- Fire /Life and Safety Codes
- International Building Codes
- California Building Codes
- Plumbing Inspection
- Electrical Inspection
- California Energy Codes
- Uniform Building Codes
- Construction Inspection

This report was prepared for the client, participants in this transaction may call me before the close of this transaction. Any disputes regarding the information contained in this report please document the dispute in writing and send to PO Box 6457 H.B. CA. 92615-6457. Copyright 2010 All Rights Reserved. Steve Garcia Inspections (714) 264-5071

Certification in:

The California Real Estate Inspection Association (CREIA) Designation of Master Inspector
 Energy Inspection and Rating by the California State Energy Commission
 Building Inspection Technology by Coastline Community College
 Building Anchorage Systems by Simpson Strong-Tie

Membership in:

The International Association of Plumbing and Mechanical Officials (IAPMO)
 The International Association of Electrical Inspectors (IAEI)
 The California Real Estate Inspection Association (CREIA)
 Indoor Air Quality Association (IAQA)

Over 30 years Experience in:

New Construction Quality Control Monitoring (Builder and Buyer)
 Commercial and Residential Building Construction
 Class Action Construction Defect Litigation
 Building Inspection
 Home Inspection

**I have over 2000 hours of Inspection profession associated continuing education
 at conferences, seminars and other educational meetings**

This Report will exceed the CREIA Standards of Practice for some systems and components

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. ***Italicized*** words in these Standards are defined in Part IV, Glossary of Terms.

- A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *conditions* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.
- B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

A *real estate inspection* includes the *readily accessible systems* and components or a *representative number* of multiple or similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

CONDITION CODES DEFINITIONS

SAFETY CONCERNS [SC] **Safety Concerns:** Conditions noted that may pose a physical danger, hazard or health concern to humans. These conditions warrant immediate further evaluation and corrections by the appropriate specialist in the appropriate trade, using approved methods with full signed documentation, describing the work that was completed, and the present condition of the component or system, before the completion of this real estate transaction.

FURTHER EVALUATION [FE] **Further Evaluation:** Conditions noted that warrant further evaluation and/or corrections by the appropriate specialist in the appropriate trade.

CORRECTIONS RECOMMENDED [CR] **Corrections Recommended:** Conditions noted in need of maintenance, repair, replacement or correction. I recommend that all corrections be made by the appropriate specialist in the appropriate trades, using approved methods and materials with full signed documentation, describing the work that was completed, and the present condition of the component or system, before the completion of this real estate transaction.

INSPECTION INFORMATION

This report is intended only as a general guide to help the Client make an evaluation of the overall condition of the Home/Building and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the Inspector, based upon visual impressions of the conditions that existed at the time of the inspection only.

Systems and conditions which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. The report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such.

I certify that I have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of my knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration as set forth in the Inspection Agreement, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to

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inspect the claim prior to any repairs or Client will waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

All repairs and corrections should be done by an appropriate specialist in the appropriate trade, using approved methods and materials with full signed documentation, describing the work that was completed, and given to you before the completion of this real estate transaction.

If the Seller is accepting responsibility for repairs or corrections, buyer should ask for signed documentation describing the work that was completed, before the completion of this real estate transaction.

Re-inspections are only performed on items not accessible or that were unable to be inspected due to utilities not being turned on at the time of original inspection. Should repairs be necessary I suggest they be performed by an appropriate specialist in the appropriate trade and that all work complies with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from Seller receipts for repairs performed by others, a written statement indicating the date and details of repairs performed by the Seller, and obtain the copies of receipts and statements from the Seller prior to final verification of condition.

See body of report for detailed descriptions of findings and recommendations.

California law requires a broad disclosure statement to be provided by the Sellers to Buyers of most residential property (CA D.R.E. Form TDS-14). If the statement was provided to me, it is used at the inspection to double-check problem areas. I do not cover all the items in the State form; and some items may not be inspected.

NOTWITHSTANDING POSSIBLE STATEMENTS TO THE CONTRARY IN THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CA D.R.E.FORM TDS-14), OUR INSPECTION IS NOT A SUBSTITUTE DISCLOSURE AS DESCRIBED BY CIVIL CODE 1102. This means we are *not* responsible for any errors or omissions on the disclosure statement nor any possible consequences of such errors or omissions.

It is the Client's sole responsibility to read this report in its entirety, not rely upon any verbal comments, and to research any and all jurisdictional permits required by the local authorities of jurisdiction regarding the property in contract, before the close of this transaction. The Client is to personally perform a diligent visual inspection of the property after the Seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied, or created by damage, during the Seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of this transaction, please contact me immediately for an additional evaluation regarding such "condition."

Resources for lowering your energy costs: Online Consumer & Business Conservation Rebate Database www.consumerenergycenter.org California Department of Consumer Affairs: www.dca.ca.gov/energychallenge.htm Local Utility companies (partial list): PG&E 800-743-5000, Edison 800-655-4555, San Diego Gas and Electric 800-411-7343, Southern California Gas Company 800-427-2200

CLIENT & SITE INFORMATION

FILE/DATE/TIME	Preliminary report before specialist reports. File # 240210 Date of inspection: February 24, 2010 Time of inspection: 10:00 AM.
CLIENT NAME	John Smith Purpose: Inspection of a pool /spa and related equipment, with the exception of the pool cover.
LOCATION	Shady Canyon, CA.
WEATHER/SOIL	Weather conditions during the inspection: clear, 60-70 degrees.

OTHER INFORMATION

PEOPLE PRESENT	People present: Client present for 100 % of the inspection. Listing agent present for 100 % of the inspection.
INSPECTED BY	Steven William Garcia.
COMMENTS	Where noted, material defect(s) in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the Condition Code section of page 3 of this report. I recommend all maintenance, repairs, or corrections be made by the appropriate specialist in the appropriate trades using approved methods and materials prior to the close of this transaction.

INTRODUCTORY NOTES

IMPORTANT INFORMATION	[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the house front door. [NOTE] Line item numbers within report are for reference and identification purposes only. [NOTE] I recommend obtaining equipment operating manuals and documentation for all warranted items of the pool /spa and systems. [NOTE] Regardless of the age of the pool /spa and equipment I recommend inquiring about all permits and inspection records with final signatures from the Department of Building and Safety with authority of jurisdiction for any alterations, additions and repairs that may have been made. [NOTE] I am not a soil or geotechnical engineer and cannot render an opinion regarding soil stability or potential soil movement. If desired, a geotechnical or soils engineer /specialist should be consulted on these matters.
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POOLS & SPAS

I recommend that all material defects noted below be fully evaluated and/or corrected by an appropriate specialist in the appropriate trade using approved methods and materials, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

LOCATION AND TYPE OF POOL/SPA

- 1002 VESSEL TYPE **Materials:** concrete & plaster in ground installation.
 - 1003 DECKING concrete.
 - 1004 COPING concrete.
 - 1005 DRAINAGE Underground drains.
-

SAFETY ENCLOSURE AND GATES

- 1006 ENCLOSURE [SC] The property boundary fencing, self closing gate at the left side entry is being used as one of the pool access openings /safety enclosure. This provides a measure of safety from children. Direct access is still possible through the building.

I recommend installing alarms/self closing devices on all of the doors that access the pool and/or spa area for child safety.

[FE] I did not walk around the property, and did not test any other gate. I recommend testing any other gates.

HARDSCAPING AND DRAINAGE

- 1008 DECKING The pool/spa decking was functional, with exceptions noted.

[FE] The deck is 1/4" above the coping at the front center area of the pool, and slight separation of the mastic sealant is evident between the coping and deck.

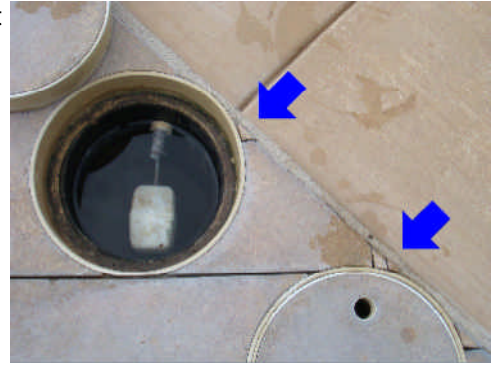
Around the spa and small pool is what appears to be fastener connectors for safety covers.



Consult with the home owner pertaining to the connectors /covers.

DECKING

[CR] Cracked /broken concrete decking at the left skimmer and fill valve.



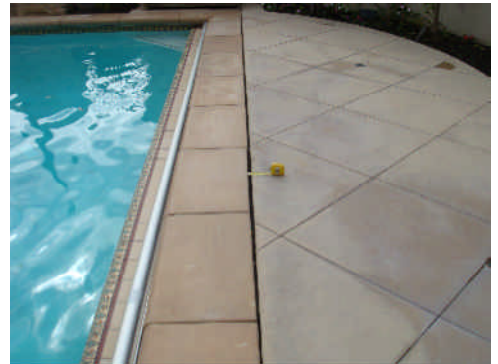
1009 COPING

The pool/spa coping was functional, with exceptions noted.

[FE] The coping sections at the right side above the pool cover appear to be loose, and has a 3/4" separation from the deck.

[CR] Below the rear left corner of the coping is a loose pool cover track fastener.

[FE] The pool cover and equipment is not in the scope of this inspection. I recommend a pool cover manufacture approved installer inspect the cover and systems.



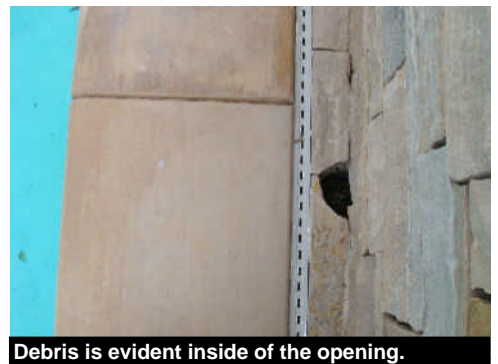
1010 DRAINAGE

[FE] An underground deck drainage system is evident, although the system was not water tested during the inspection.

I make no representations as to its effectiveness and recommend consulting with the home owner pertaining to its operation during adverse weather.

[FE] Below the right side waterfall is an opening without a cover /great. The function of the opening is unknown.

[CR] Drain at the rear of the stone wall is missing a great.



1011 COMMENTS

[FE] At the backside and base of the waterfall stone wall is plastic PVC pipes with low voltage wires and water seeping out.

[FE] Low voltage wiring is not in the scope of this inspection.

[CR] Loose stones on the wall.



SWIMMING POOL CONDITIONS

1012 VESSEL

The vessel surface appears to be functional, with exceptions noted.

[FE] Discolored areas were evident on the plaster.

1013 WATERLINE TILES

The waterline tiles were functional and intact.

1014 SKIMMER(S)

The skimmer and basket were functional, with exceptions noted.

The front skimmer basket was missing. It appears to have been removed for the creepy crawler /cleaner hose.



Skimmer basket missing.

1015 POOL LUMINARIES [LIGHT(S)]

The pool light(s) functioned during the inspection.

The GFCI protection device(s) for the pool/spa light(s) functioned/tripped when the test button was operated. I recommend testing the device(s) at each use.

[SC] One of the GFCI receptacles below the equipment electrical box was found to have reversed polarity connections.



Correct the GFCI wiring for safety.

1016 POOL DRAIN(S)

The drain cover(s) are the anti vortex type and appeared to be functional.

[FE] The drains on the pool wall angle is unusual.



1017 COMMENTS

The pool water supply /level is controlled by auto fill valves located on the pool deck at the left and front areas.

[FE] The front valve appears to be leaking.

[FE] It is unknown if a backflow prevention device /valve is required with the auto fill valves.



SPA/HOT TUB CONDITIONS

1019 VESSEL

The vessel surface appeared functional, with exceptions noted.

[FE] Some debris is evident on the bottom of the spa and small pool.

1020 WATERLINE TILES

The waterline tiles appeared functional and in place.

1022 SPA LUMINAIRE(S) [LIGHT(S)]

The spa light functioned during the inspection.

1023 SPA DRAIN(S)

The drain cover(s) are the anti vortex type and appeared functional.

1024 WATER JETS

Water flow was evident from at the jets.

[FE] Nozzles are lacking at the bottom of the spa?



1025 SPA CONTROLS

[FE] The controls at the spa failed to function.

The agent stated the home owner said the control panel was never connected and did not operate.

PUMP(S) & ELECTRICAL INFORMATION

1027 PUMPS

Two filter pumps provided, one for the pool and one for the spa.

One booster pump for the spa jets.

Two water fall /feature pumps behind the stone wall adjacent to the water fall and three pumps below the boiler stand /platform.

Eight pumps total, with 5 for the water fall /feature.

[FE] A power disconnect switch was not evident for the pumps other than at the main circuit breaker /control panel.

1029 WATER FILTER

Two diatomaceous earth filter units with back wash systems for the pool and spa.



One of the filters label.

1030 PRESSURE GAUGE

Present.

1031 VISIBLE PIPING

Plastic.

1032 BOILER

350,000 Natural gas boilers for the pool and spa, are between 6 & 7 years old.



Boiler name

1033 EQUIP. BONDING

Present.

1034 GFCI DEVICE

Present, and located at the pool and spa equipment.

**1035 PANEL/
CONTROLS**

Remote electronic controls at the equipment and interior of the house.



The lower & house panel were only operated

PUMP(S) & ELECTRICAL EQUIPMENT

1036 FILTER PUMP

The pump functioned, with exceptions noted.

[FE] Suspected leaks were noted at the spa pumps.



One or two pumps suspected leaks.

1037 BOOSTER PUMP

The spa pump functioned, with exceptions noted.

See #1036 comments.



Spa booster pump and filter pump.

1038 SWEEP PUMP

The pool creepy crawler is operated from the pool filter /skimmer pump.



Pool filter pump.

1039 FEATURE PUMP

The pumps functioned, with exceptions noted.

Two pumps are behind the stone wall adjacent to the water falls, and three pumps are below the boiler stand / platform.

[CR] The three pumps working access is improper and inaccessible.

[FE] One of the pumps at the backside of the wall appears to leak.

[CR] The platforms for the pumps at the backside of the wall are not supporting the pumps properly. The pumps have improper clearance from the grade.



Suspected leaking pump.

1041 WATER FILTER(S)

The filtration units appeared functional, with exceptions noted.

[FE] The spa backwash line glass appears to be filled with debris.

[FE] I recommend the filters be opened and the grids be cleaned and evaluated. The pool filter gauges was at 36 PSI during operation.



1042 PRESSURE GAUGE

[FE] The pool pressure gauge was at 36 PSI during operation. The filter should be cleaned.

[CR] The spa filter gauge was not functional.



Spa gauge needle is stuck in place.

1043 VISIBLE PIPING

The visible piping, valves and connections appeared functional.

1044 BOILER

[FE] The boilers were functional, one was not secured to the ground.

[FE] The boilers metal housing is rusty.

[CR] The metal platform is rusted.



1045 EQUIP. BONDING

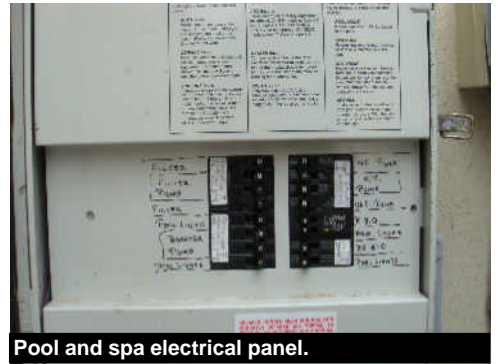
The equipment and metal components within 5 feet of the pool/spa appeared to be bonded.

1046 GFCI DEVICE(S)

[SC] The receptacles at the back side of the waterfall wall are not GFCI protected as required for life safety.

1047 PANEL/ CONTROLS

[FE] The circuit breakers in the panel at the equipment were labeled. The accuracy of the labeling was not verified.



Pool and spa electrical panel.

ELECTRIC PANEL

[SC] Improper double lugging was noted on one of the circuit breaker(s) in the panel.

[SC] There was improper wiring through the panel altered partition.



1048 COMMENTS

The equipment area surface drain is open and not finished.



COMMENTS

[FE] The right side waterfall water does not enter the pool.

[FE] The waterfall did not operate after the equipment control panel was switched back to the house control panel.

The pool and spa system was only operated with the house and equipment control panels.



OUTSIDE THE SCOPE OF THE INSPECTION

[CR] Exposed low voltage wires at the rear of the three water fall pumps are not accessible, and the conduit elbow is open.



1052 CHLORINATOR

[FE] These units are outside the scope of the inspection and are not inspected.

I recommend a full evaluation by the appropriate specialist.



1053 COMMENTS

[CR] The landscaping lighting plastic conduit at the rear of the waterfall stone wall is the only support for the junction boxes.

[SC] The receptacles in the junction boxes are not GFCI protected, and the conduit / wiring is not all visible to the junction boxes or waterfall pumps.

