POOL & SPA INSPECTION REPORT

TK HOME INSPECTION
Contracting & Consulting, Inc.
Home Inspection Services

Inspector: Tina Kirkpatrick
TK Contracting & Consulting Inc.

0000 Near Me, Neverland 94000 CA
Inspection Prepared For: Smith Sam
Agent: Not Applicable -

Date of Inspection: 9/24/2026
Age: 23 Size: 2274
NACHI24041526 - CLSB #1158251

Table Of Contents

Report Summary 3-4

Inspection Details 5-6

Pool 7-12

Pool Components 13-18

Protective Enclosure 19-20

Spa 21

Glossary 22

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.

Good/Satisfactory – This item was inspected and is in good or satisfactory condition for it's age and use.

Maintenance/Repair/Monitor - Items with this rating should be examined by a professional and be repaired or replaced.

Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.

Not Inspected/Deferred - Items with this rating were not able to be fully inspected because access was blocked off or covered, were no on the scope of the inspection or hi-tech systems.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow hover your mouse over the term. The definition or a tip about the item will appear!

Report Summary

This report contains the findings of a visual inspection of the readily accessible components of the property at the time of inspection. The purpose of the inspection is to identify material defects, safety concerns, and items that may require repair, replacement, monitoring, or further evaluation. While many components appeared functional, no home is without maintenance needs. Clients are encouraged to review the entire report, including photographs and recommendations, and consult qualified specialists as needed prior to the close of escrow. This summary is provided as a convenience and should not be considered a substitute for reviewing the complete inspection report. In some of the narratives, we can suggest standard repair and maintenance tips.

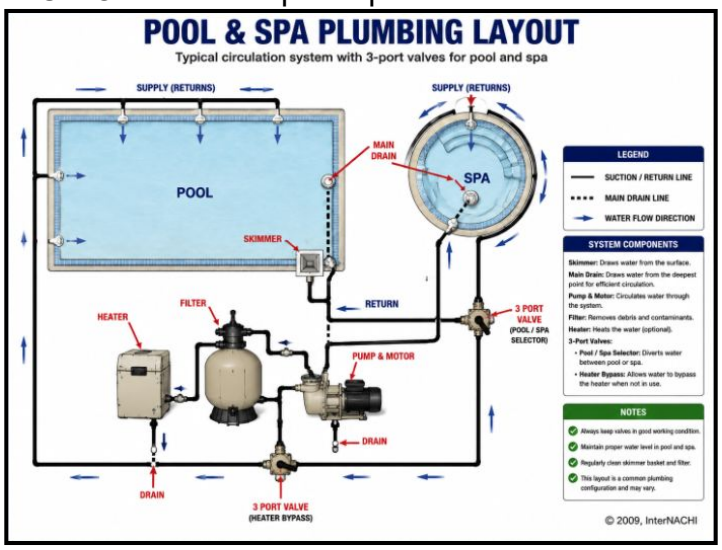
Safety/Item of Concern		
Protective Enclosure		
Page 19 Item: 1	Fencing and Gating	• **GARAGE SIDE DOOR – POOL SAFETY:** The garage side door provides direct access to the pool area and did not self-close and latch as intended. A door alarm was also not provided. Since an intervening compliant barrier or gate was not present between the door and the pool area, appropriate safeguards should be provided to help prevent unsupervised access, particularly by children. It is recommended that the door be equipped with self-closing and self-latching hardware, an appropriate door alarm, and a latch positioned at least 54 inches above the floor where applicable. A qualified pool safety professional should make the necessary corrections.
Page 20 Item: 2	Door Alarms	• **POOL-ACCESS DOOR ALARMS RECOMMENDED:** Exterior doors providing direct access to the pool area, including garage side doors, were not equipped with operable exit alarms. This condition increases the risk of unsupervised pool access and accidental drowning, particularly for young children. Install compliant exit alarms on the affected doors to improve pool safety.
Spa		
Page 21 Item: 1	General	• **SPA JET NOT FUNCTIONING PROPERLY:** One of the spa jets did not operate properly during testing and did not produce the expected bubbling or aeration. This condition may be related to restricted flow, an air-line issue, or another component of the spa circulation system. It is recommended that a qualified pool/spa professional evaluate the affected jet and repair or service the system as necessary.

Maintenance/Repair/Preventive/Monitor		
Pool Components		
Page 16 Item: 5	Heater	• **WATER DISCHARGE AT POOL HEATER – POSSIBLE CONDENSATION:** Substantial water discharge was observed at the pool heater drain/discharge piping during operation. This condition may be related to normal condensation; however, a plumbing or heater-related leak cannot be ruled out through visual inspection alone. Due to the large amount of water being discharged, redirecting or extending the discharge piping to an appropriate location farther away from the pool equipment and surrounding components may be considered. It is recommended that a qualified pool/heater professional evaluate the condition and provide appropriate recommendations for drainage and continued operation.
Protective Enclosure		
Page 19 Item: 1	Fencing and Gating	• **POOL GATE SAFETY:** Self-closing and self-latching hardware is present at the gate providing access to the swimming pool; however, the components require adjustment or servicing to operate properly. Have a qualified professional service and test the gate so that it closes and latches automatically and complies with applicable pool-safety requirements. Keep the gate secured and restrict unsupervised pool access until repairs are completed.

Inspection Details

1. Inspection Scope

Informational:
• **INSPECTION SCOPE:** The pool inspection is performed in accordance with the InterNACHI® Pool and Spa Inspection Standards of Practice. It consists of a non-invasive, visual examination of the readily accessible pool, spa, and permanently installed related components. The inspection includes, as applicable, the pool vessel, interior finish, coping, tile, decking, visible drains and suction fittings, skimmers, circulation plumbing, pumps, filters, heaters, controls, electrical components, bonding, lighting, and safety barriers such as fences, gates, doors, and installed alarms.
Accessible equipment may be operated using normal controls to evaluate its general condition and basic functionality. The inspection is intended to identify visible material defects, safety concerns, evidence of leakage, deterioration, improper installation, and components requiring repair, maintenance, or further evaluation.
The inspection is not technically exhaustive and does not include destructive testing, dismantling equipment, entering or draining the pool, pressure-testing plumbing, specialized leak detection, or identifying concealed or latent defects. It does not constitute a code-compliance inspection, engineering evaluation, or guarantee of future performance. The report reflects conditions observed on the date of inspection and should be reviewed in its entirety for detailed findings, limitations, and recommendations. InterNACHI® Pool and Spa Inspection Standards of Practice



2. Attendance

In Attendance:
• **Client present**
• **The Inspector present**
• **Buyer Agent present**

3. Home Type

Home Type: Single Family Home with attached garage

4. Occupancy

Occupancy:
• **Vacant - Furnished or Staged**

Inspection Details (continued)

5. Weather Condition

Weather Conditions:: Sunny and warm

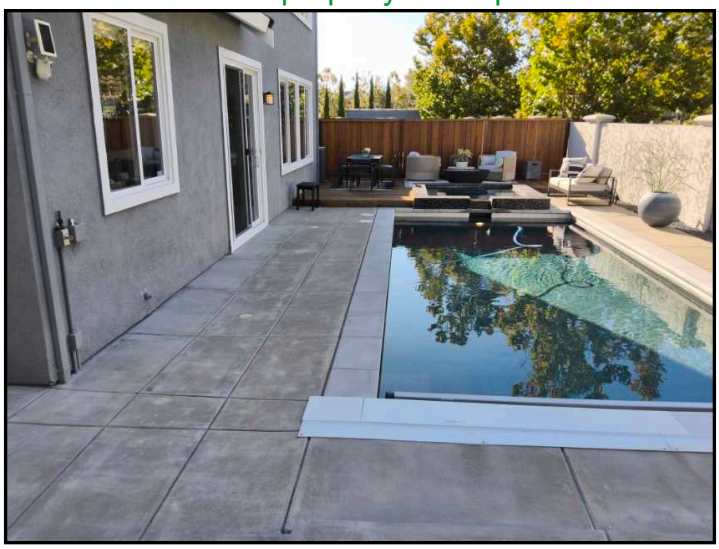
Pool

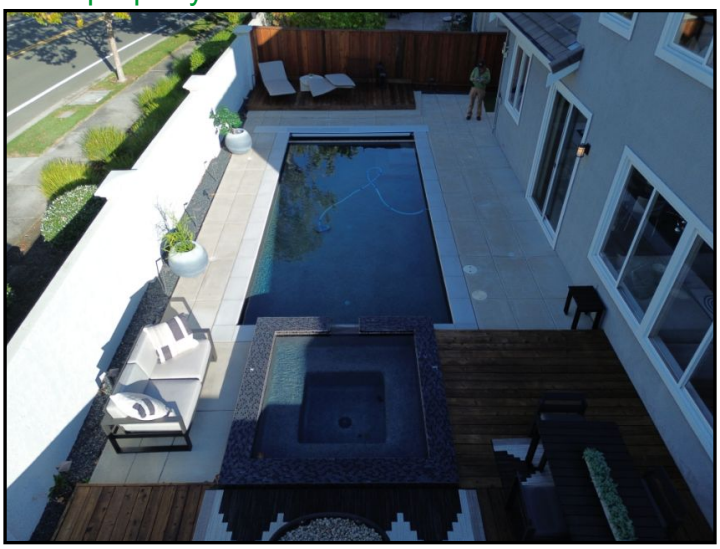
This section provides a summary of the significant conditions observed during the visual inspection of the swimming pool, spa, and related components. The inspection includes accessible areas of the pool structure, decking, barriers, visible plumbing, electrical components, pumps, filters, heaters, controls, and other installed equipment, as applicable.

1. General

Observations:

• LOCATION: The property has a pool at the rear of the property.





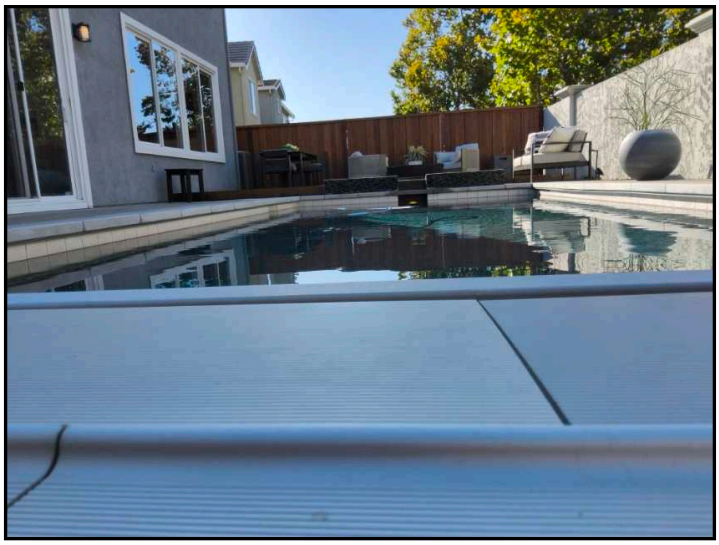
2. Body & Shape

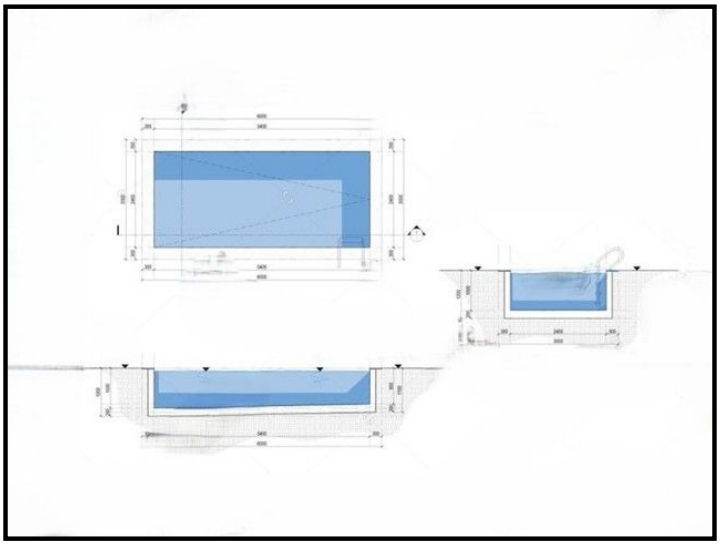
Observations:

• The pool appeared to be reasonably level at the time of the inspection, as indicated by the generally consistent waterline along the perimeter tiles.

• **RECTANGULAR:** The pool is a rectangular-shaped pool type. This type is best shape for lap swimming and water games, as the straight lines create an uninterrupted swimming lane. A classic, timeless shape with clean, modern lines that fits well in most backyards, especially alongside contemporary architecture. Rectangular shape are the most efficient to maintain and are compatible with automatic pool covers, which are excellent for safety and energy conservation.

Pool (continued)

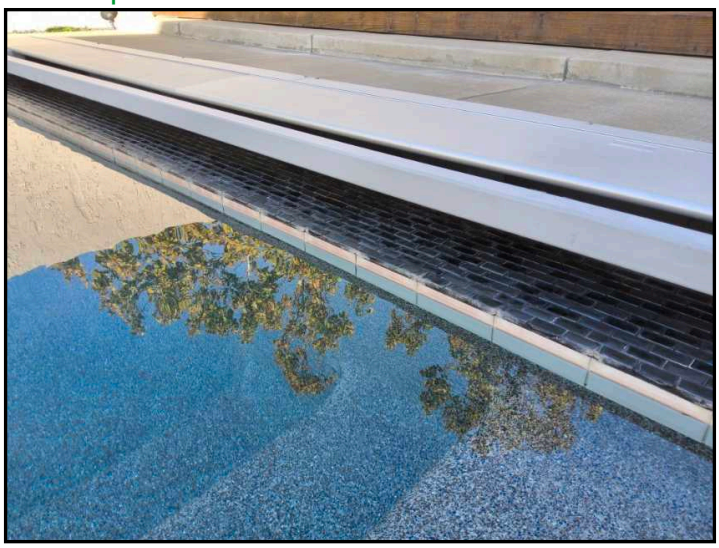


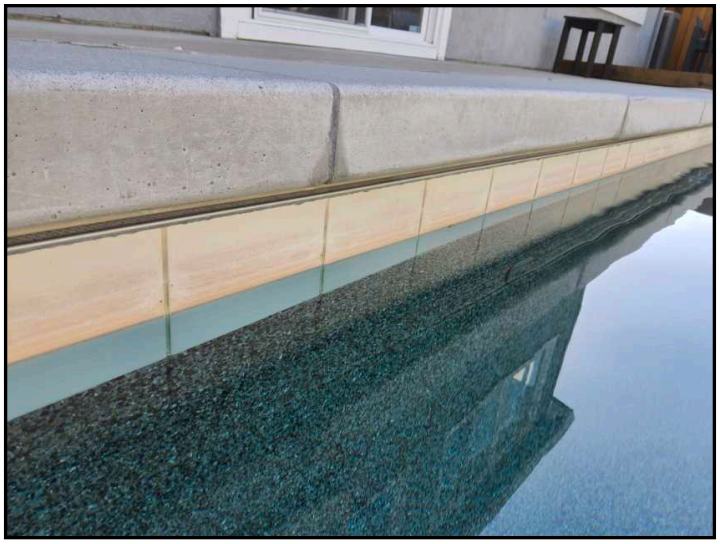


3. Tiles

Observations:

• The pool and spa waterline tiles appeared functional and in serviceable condition at the time of the inspection.





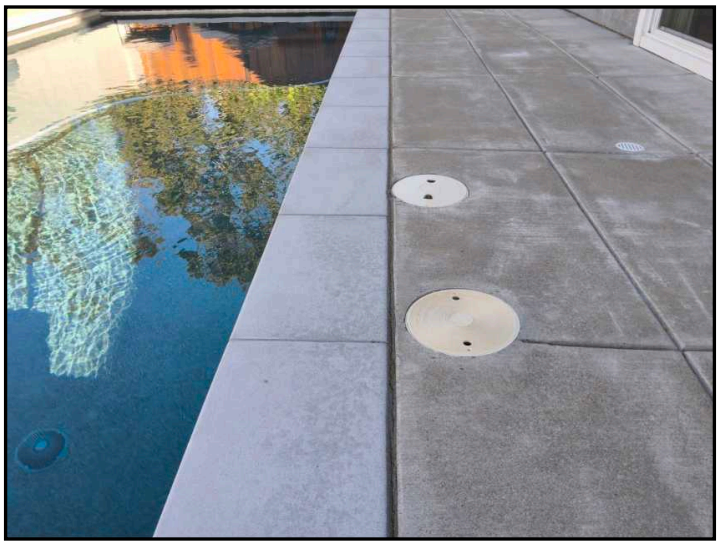
Pool (continued)

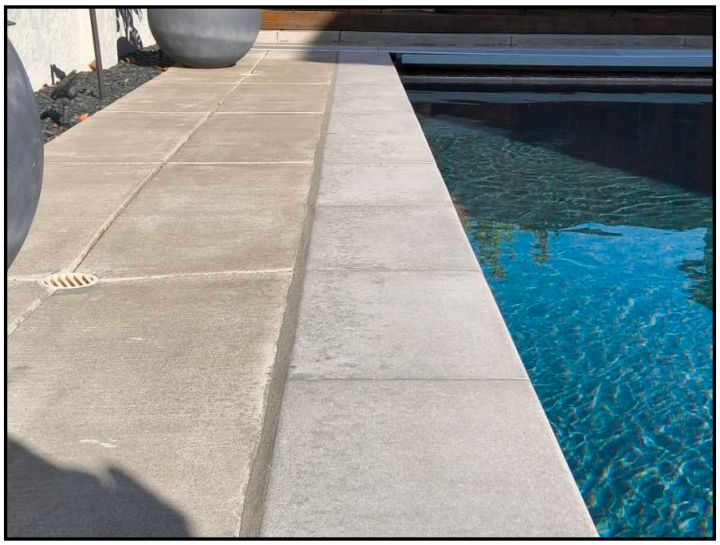
4. Decking & Coping

Observations:

• The pool decking and coping appeared to be in good, serviceable condition at the time of the inspection. No major defects were observed.

• A functional expansion joint was present between the coping and pool deck. This joint accommodates movement and helps prevent cracking or damage to the deck, coping, and pool tiles.



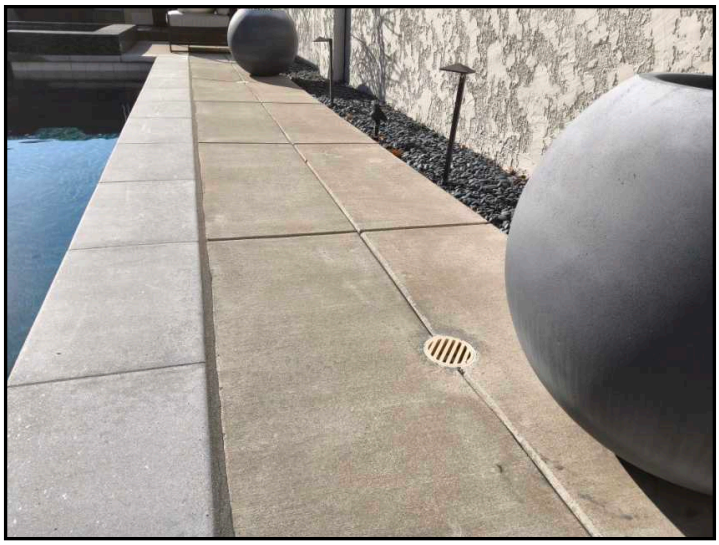


5. Surface & Drainage

Observations:

• The surface drainage and grading around the pool appeared to be in generally good condition at the time of the inspection. No major defects were observed.

Pool (continued)



6. Pool Lights

Observations:

• The pool light operated when tested, and the circuit appeared to be GFCI-protected for safety.

7. GFCI Pool Outlets

Observations:

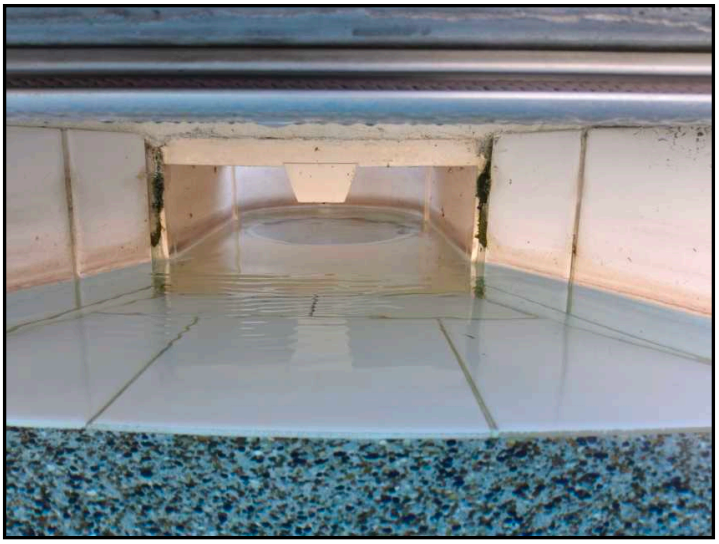
• The GFCI protected receptacle outlets near the pool responded correctly when tested.

Pool (continued)

8. Skimmers

Observations:

• The pool skimmers and covers appeared functional and in good, serviceable condition at the time of the inspection. No major defects were observed.

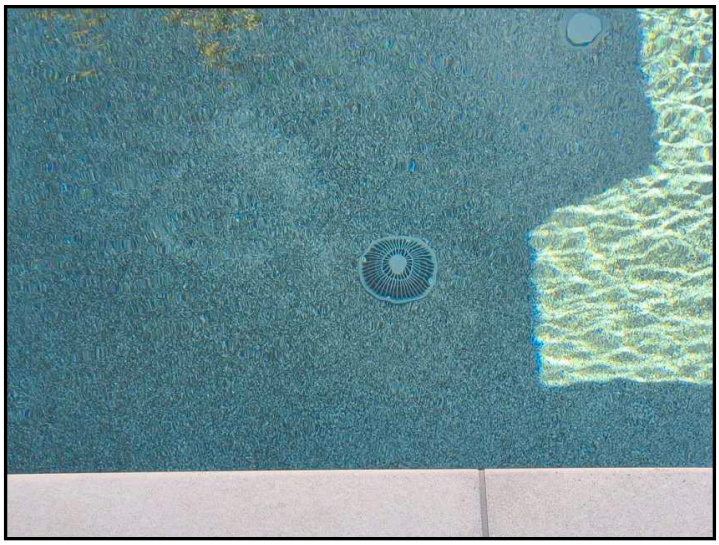


9. Pool Drain Cover

Observations:

• The visible pool and spa drain covers appeared secure, functional, and consistent with anti-entrapment safety-type covers at the time of the inspection. No major defects were observed.

Pool (continued)



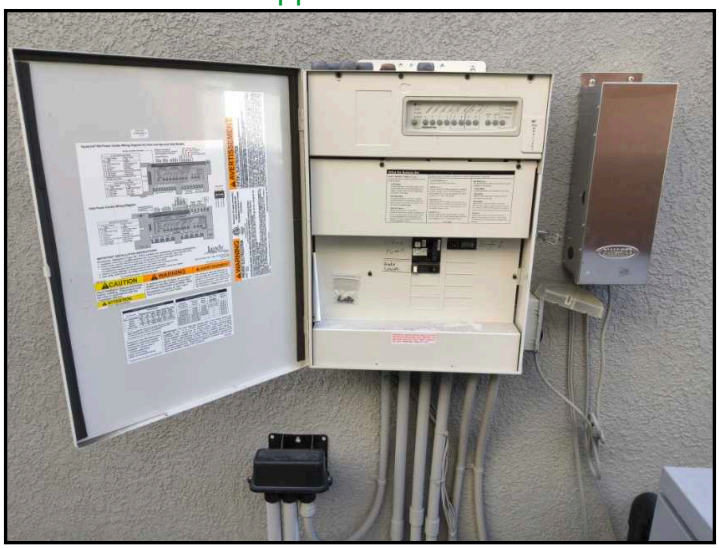
Pool Components

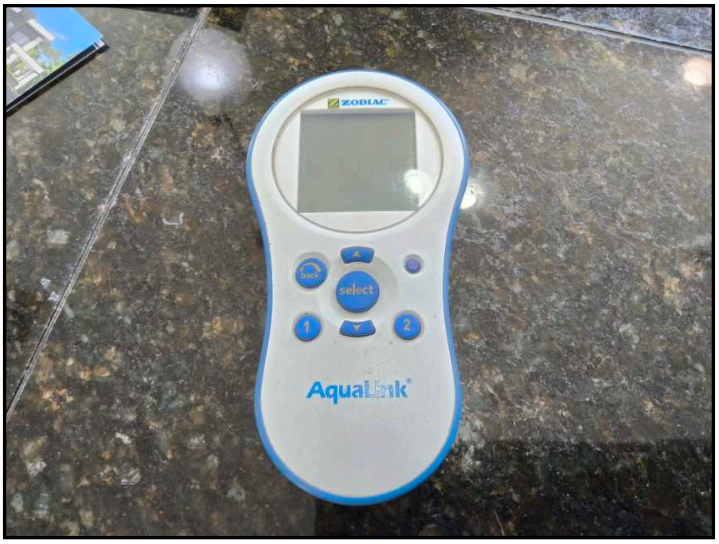
1. Pool Sub Panel

Observations:

• The pool equipment subpanel appeared to be in satisfactory, serviceable condition at the time of the inspection. No major visible defects were observed.

• **SMART CONTROL:** The pool is operated by a smart control system accessible through an app for both the pool and spa. You may wish to obtain information about the system's operation and details about the app used to control it for ease of use and optimal functionality.





2. Pool Motor

Observations:

• The pool motors operated when tested and appeared properly bonded for safety. No major defects were observed.

• The pool is operated by a smart control system accessible through an app for both the pool and spa. You may wish to obtain information about the system's operation and details about the app used to control it for ease of use and optimal functionality.

Pool Components (continued)

3. Supply and Return Lines

Observations:

- The visible pool plumbing lines and valves appeared to be functional and reasonably leak free.
- The float activated automatic pool filler valve is functional.

Pool Components (continued)

4. Filter

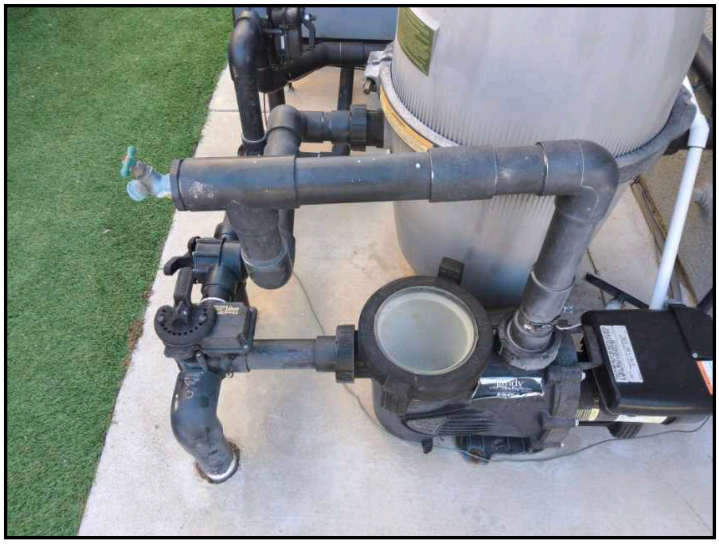
Observations:

• PRESSURE GAUGE: The pressure gauge at the pool filter appears functional.

• FILTER CASING: The casing and filter system appears functional. The filters should be cleaned/replaced on a regular basis for optimal performance. We do not open the casing to inspect the filter condition, due too gaskets and locking possible damages.

• WATER OUTLETS: Water was observed circulating through the pool outlets, and the circulation system appeared functional at the time of inspection.

Pool Components (continued)



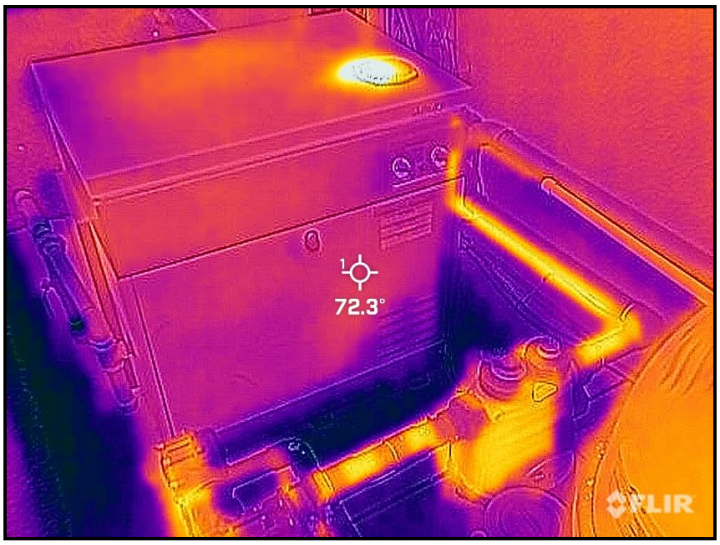
5. Heater

Observations:

• The pool heater responded to normal user controls at the time of the inspection.

• **WATER DISCHARGE AT POOL HEATER – POSSIBLE CONDENSATION:** Substantial water discharge was observed at the pool heater drain/discharge piping during operation. This condition may be related to normal condensation; however, a plumbing or heater-related leak cannot be ruled out through visual inspection alone. Due to the large amount of water being discharged, redirecting or extending the discharge piping to an appropriate location farther away from the pool equipment and surrounding components may be considered. It is recommended that a qualified pool/heater professional evaluate the condition and provide appropriate recommendations for drainage and continued operation.

Pool Components (continued)



WATER DISCHARGE AT POOL HEATER – POSSIBLE CONDENSATION: Substantial water discharge was observed at the pool heater drain/discharge piping during operation.

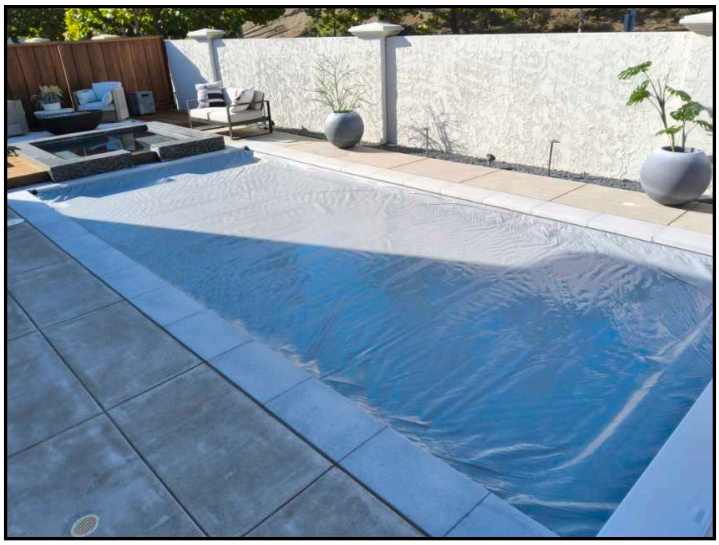
WATER DISCHARGE AT POOL HEATER – POSSIBLE CONDENSATION: Substantial water discharge was observed at the pool heater drain/discharge piping during operation.

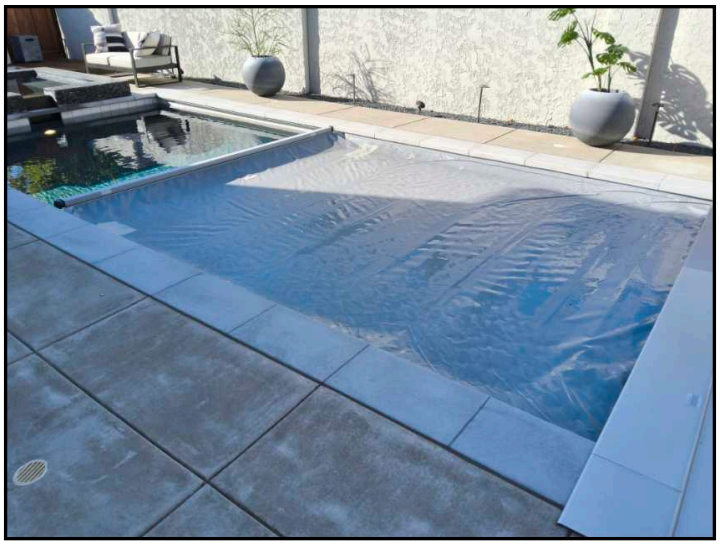
6. Pool Cover

Observations:

- The electric pool cover responded to normal user controls.

Pool Components (continued)





Protective Enclosure

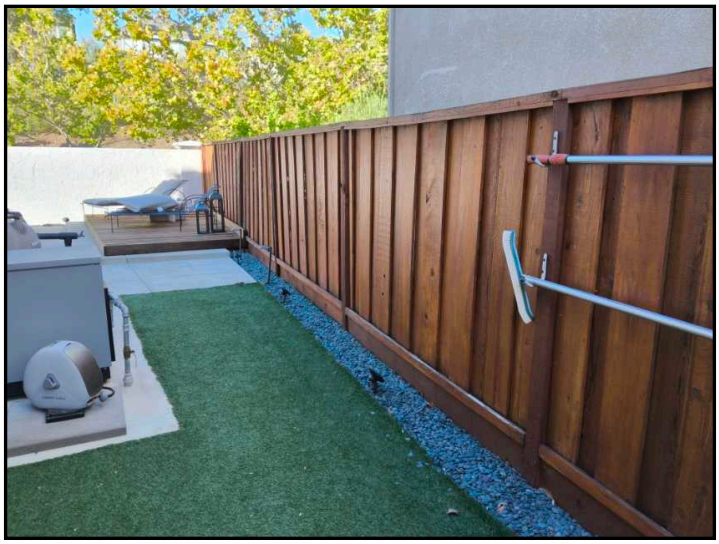
1. Fencing and Gating

Observations:

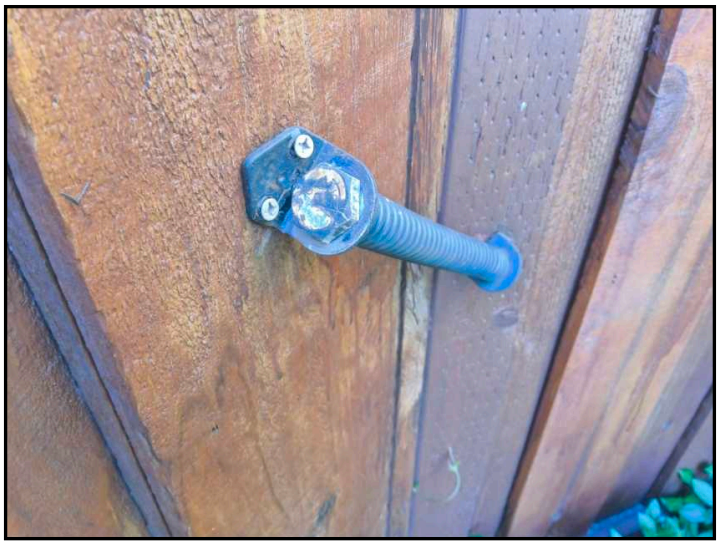
• The majority of the pool area has the required self-close and latch gate that open away from the pool, alarms to the exterior doors accessing the pool and a minimum of 54" high gate and fencing to meet current pool safety standards in most jurisdictions.

• **POOL GATE SAFETY:** Self-closing and self-latching hardware is present at the gate providing access to the swimming pool; however, the components require adjustment or servicing to operate properly. Have a qualified professional service and test the gate so that it closes and latches automatically and complies with applicable pool-safety requirements. Keep the gate secured and restrict unsupervised pool access until repairs are completed.

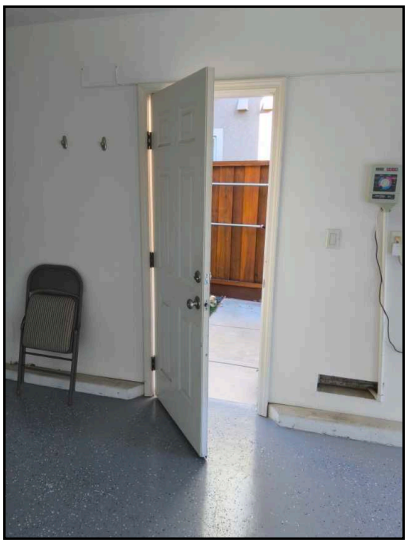
• **GARAGE SIDE DOOR – POOL SAFETY:** The garage side door provides direct access to the pool area and did not self-close and latch as intended. A door alarm was also not provided. Since an intervening compliant barrier or gate was not present between the door and the pool area, appropriate safeguards should be provided to help prevent unsupervised access, particularly by children. It is recommended that the door be equipped with self-closing and self-latching hardware, an appropriate door alarm, and a latch positioned at least 54 inches above the floor where applicable. A qualified pool safety professional should make the necessary corrections.



Protective Enclosure (continued)



POOL GATE SAFETY: Self-closing and self-latching hardware is present at the gate but requires adjustment or servicing to operate properly.

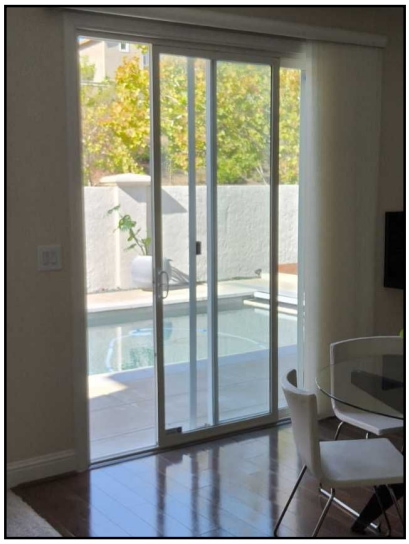


GARAGE SIDE DOOR – POOL SAFETY: The garage side door provides direct access to the pool area and did not self-close and latch as intended.

2. Door Alarms

Observations:

• POOL-ACCESS DOOR ALARMS RECOMMENDED: Exterior doors providing direct access to the pool area, including garage side doors, were not equipped with operable exit alarms. This condition increases the risk of unsupervised pool access and accidental drowning, particularly for young children. Install compliant exit alarms on the affected doors to improve pool safety.



POOL-ACCESS DOOR ALARMS RECOMMENDED: Exterior doors providing direct access to the pool area, including garage side doors, were not equipped with operable exit alarms.

POOL-ACCESS DOOR ALARMS

Spa

1. General

Observations:

• The spa adjacent to the pool was inspected and appeared to be in satisfactory, serviceable condition. The spa body, tiles, coping, light, and drain cover appeared functional and in good condition at the time of the inspection. No major defects were observed.

• **SPA JET NOT FUNCTIONING PROPERLY:** One of the spa jets did not operate properly during testing and did not produce the expected bubbling or aeration. This condition may be related to restricted flow, an air-line issue, or another component of the spa circulation system. It is recommended that a qualified pool/spa professional evaluate the affected jet and repair or service the system as necessary.

SPA JET NOT FUNCTIONING PROPERLY: One of the spa jets did not operate properly during testing and did not produce the expected bubbling or aeration.

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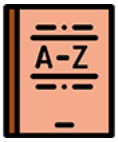

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Thank you for choosing TK C & C, Inc. for your Pool & Spa inspection.

Please feel free to contact me if you have any questions or concerns about this report. I will be happy to review my findings, answer your questions, and discuss any recommendations with you. I am here to help make your real estate transactions as smooth and stress-free as possible.

This report provides a visual assessment of the readily accessible pool and spa components and documents the conditions observed at the time of the inspection. The recommendations included in this report are intended to help you understand the overall condition of the pool and spa and identify items that may require immediate attention, repair, routine maintenance, monitoring, or further evaluation by a qualified pool contractor, electrician, leak-detection specialist, structural engineer, or other appropriate professional.

The inspection included the visible pool and spa surfaces, tiles, coping, decking, drainage, accessible circulation equipment, pumps, filters, heaters, plumbing connections, electrical components, lighting, safety barriers, gates, alarms, ladders, handrails, and other readily accessible components. This was a visual and non-invasive inspection and did not include destructive testing, pressure testing, laboratory water analysis, specialized leak detection, or an engineering evaluation. This inspection cannot determine whether the pool, spa, or associated plumbing system is completely watertight, nor can it predict future leakage or equipment failure. The report is not a warranty, guarantee, pool certification, leak certification, or assurance of future performance. Safety requirements may vary by jurisdiction; therefore, identified barrier, electrical, or access concerns should be evaluated for compliance with requirements established by the local authority having jurisdiction.

Upon request, TK Contracting & Consulting, Inc. can also provide an AI-assisted pool and spa repair cost estimate based on the findings listed in the Summary section of this inspection report. This optional estimate uses typical material costs and prevailing contractor labor rates for Northern California. It is intended solely for preliminary budgeting and negotiation purposes and is not a contractor's proposal, formal bid, engineering evaluation, warranty, or guarantee of final costs.

Actual costs may vary depending on accessibility, concealed damage, equipment specifications, the extent of deterioration, structural or leakage conditions, permit requirements, material selections, contractor availability, and other conditions that were not visible during the inspection. We recommend obtaining written evaluations and estimates from qualified pool contractors and other appropriate specialists before proceeding with repairs or making financial decisions.

Thank you for allowing us to assist you with your pool and spa inspection needs.

TK Contracting & Consulting, Inc.

Professional Pool and Spa Inspection Services