

North Bay Water Services, Inc.  
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DocuSigned by:  
*Richard Davis*  
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10/24/2023 | 5:01 AM PDT

## SWIMMING POOL INSPECTION



**454 Manzanita Avenue, Fairfield, CA 94533**  
**Inspection Performed October 19, 2023**  
**By: Angelo Tomassi – North Bay Water Services Inc.**

## **POOL/SPA & EQUIPMENT**

The inspection of the pool and/or spa includes a visual examination of the pool and/or spa; conditions limiting or otherwise inhibiting inspection; enclosures and related gates; hardscaping and drainage related to the inspected pool or spa; condition of visible portions of systems, components or structures; normally necessary and present equipment such as, lights, pumps, heaters, filters, and related electrical and mechanical connections.

All reported conditions referenced in the body of this report should be addressed by specialists in the appropriate trades  
**PRIOR TO THE END OF YOUR INSPECTION PERIOD.**  
This should include cost estimates to remedy conditions.

Below ground pools or spas may have inherent defects which are not visible during the inspection. We cannot accurately see below the water level. The only way to thoroughly examine the pool/spa body is to drain the pool/spa. If a more thorough inspection of the pool is desired, we suggest you contact a qualified pool/spa contractor, who may use procedures and equipment not utilized by our visual inspection. **DO NOT** drain the pool yourself. Consult a pool contractor first.

We **DO NOT** guarantee or warranty any components or systems of the pool or spa after the date of the inspection.

The inspector **IS NOT REQUIRED** to: examine any above-ground, movable, freestanding or otherwise non-permanently installed pool or spa, or self-contained equipment; come into contact with pool or spa water to examine the systems, structures or components; determine the adequacy of spa jet water force or bubble effect; determine structural integrity or leakage of any kind, including underground plumbing; evaluate thermostats or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related components; operate or evaluate filter backwash systems; examine accessories, such as, but not limited to aerators or air blowers, diving or jump boards, ladders, skimmers, slides or steps; determine the adequacy of filters, pumps and heaters.

## **Swimming Pool & Equipment Summary:**

**Pool Surface Type:** *White Plaster*

**Pool Type & Size:** *Rectangular*

**Width:** *18 ft. Length: 33 ft. Depth: 3.8ft. x 7ft. Volume: ~23,000 gal.*

*\* All measurements are approximate.*

**Filter Model:** *Pentair CCP 420 Cartridge Filter*

**Filter Pump Model:** *Pentair Intelliflo VS Pump*

**Cleaner:** *Polaris 360 Pressure Side Cleaner*

**Control System Model:** *Integrated on the Filter Pump*

**Heater:** *Rheem Model P-M406A-EN-C*

**Solar:** *Goldline GL35 Solar Controller*

**Additional Pool Equipment:** *Air Blower for Spa*

**No disassembly of equipment, material testing or underground examination was made for this inspection. The findings are based on the condition of the pool at the time of inspection. If there is any portion of this report, terms or terminology, that you do not fully understand or are unsure of, please call for clarification.**

**Contact our office at (707) 745-8823 for all other referrals.**

**Sincerely,**

**North Bay Water Services Inc.**

**Findings:**

\* **Notes on safety/repair issues in red**

\* **Notes on conditions in blue**

1. Pool Surface Condition: **Acceptable**
  - \* **Pool surface shows discoloration on walls and floor of the pool.**
  - \* **Chipped plaster by the steps. (Pictures 1-2)**
  - \* **Rust stains at shallow and deep end of pool. (Pictures 3-4)**
2. Pool Tile & Deck Condition: **Acceptable**
  - \* **Concrete deck has a few cracks. (Pictures 5-6)**
  - \* **Tiles are in good condition.**
3. Skimmer & Main Drains: **Defective**
  - \* **Skimmer Baskets are in good condition. (Picture 7)**
  - \* **Main Drain Covers not VGB/Anti-Entrapment Compliant. (Picture 8)**
  - \* **Spa Drain Covers not VGB/Anti-Entrapment Compliant. (Picture 9)**
  - \* **Float Valve missing in both skimmers. (Picture 10)**
4. Filter Condition: **Good**
  - \* **Pentair Clean & Clear Plus (CCP) 420 Cartridge Filter in good working condition (Picture 11)**
5. Filter Pump Condition: **Good**
  - \* **Pentair Intelliflo VS Pump is working properly. (Picture 12)**
6. Pool Cleaner Condition: **Defective**
  - \* **Polaris 360 Pressure Side Pool Cleaner has a broken belt. (Picture 13)**
7. Plumbing & Valve Condition: **Good**
  - \* **Plumbing, valves, and valve actuators are in good working condition.**
  - \* **Pool Water Auto-fill is working properly. (Picture 14)**
  - \* **Pool Water Valve (Picture 15)**
8. Electrical Condition: **Good**
  - \* **All electrical connections look good.**
  - \* **GFCI protected receptacle for Pool & Spa lights is working properly. (Picture 16)**
  - \* **Pool Light is working properly. (Picture 17)**
  - \* **Spa Light is working properly. (Picture 18)**
  - \* **Switches to operate Pool and Spa lights. (Picture 19)**
9. Control System Condition: **Good**
  - \* **Controller on the filter pump is working properly. (Picture 20)**

11. Heater: **Defective**
  - \* **Rheem model P-M406A-EN-C not working when tested. (Picture 21)**
  - \* **Display showing a “sensor failure” message. (Picture 22)**
  
12. Solar: **Good**
  - \* **Goldline GL-35 Solar Controller working properly. (Picture 23)**
  - \* **Actuator on Solar Valve is working properly. (Picture 24)**
  
13. Blower: **Good**
  - \* **Air Blower for the spa is working properly. (Picture 25)**
  
14. Gate Condition: **Defective**
  - \* **Backyard access gate is not Self-Closing and Self-Latching. (Picture 26)**

**State & City Codes require that a  
Pool be fenced with Self-Closing and Self-Latching Gates**

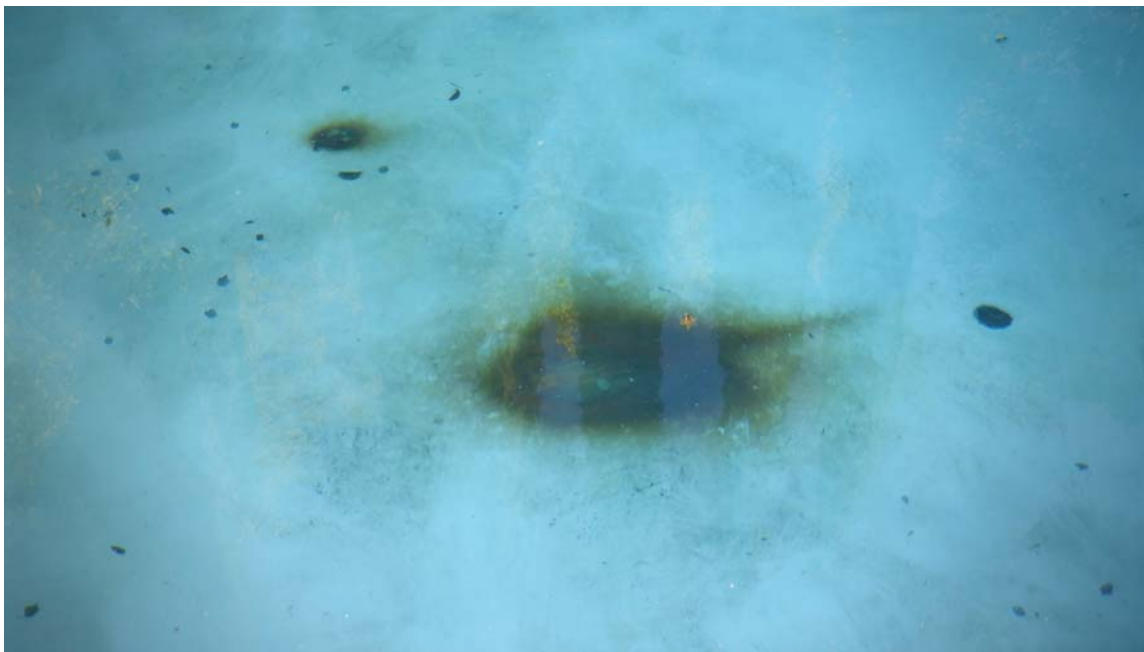
Picture 1 - Chipped plaster on steps.



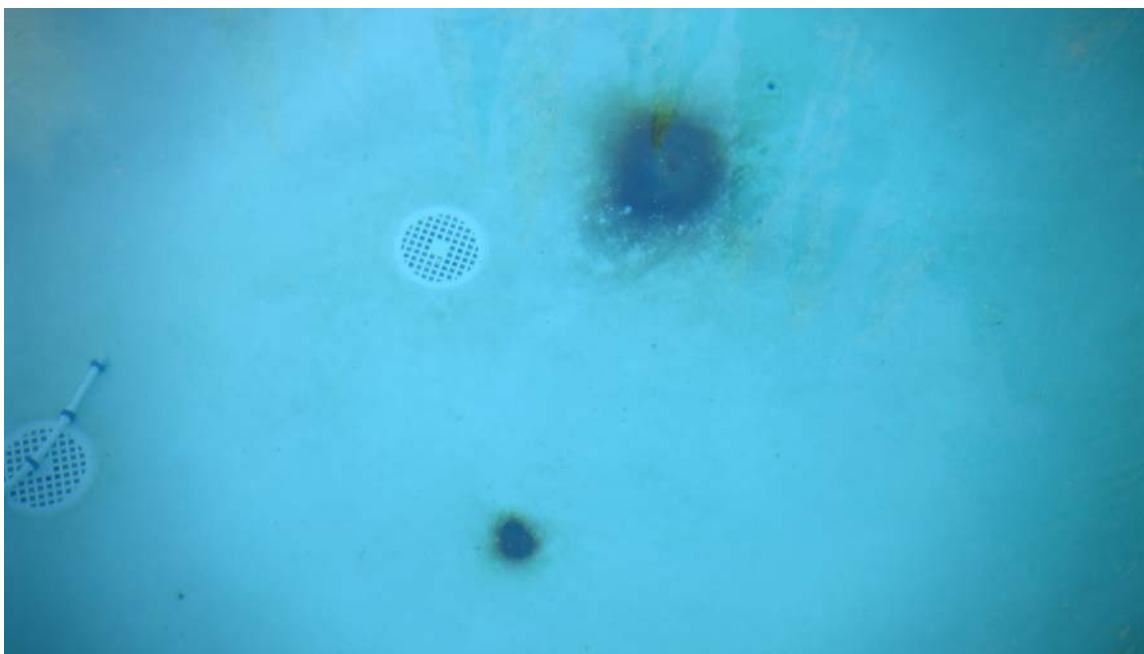
Picture 2 - Chipped plaster on steps.



Picture 3 - Rust Stains on Pool Surface.



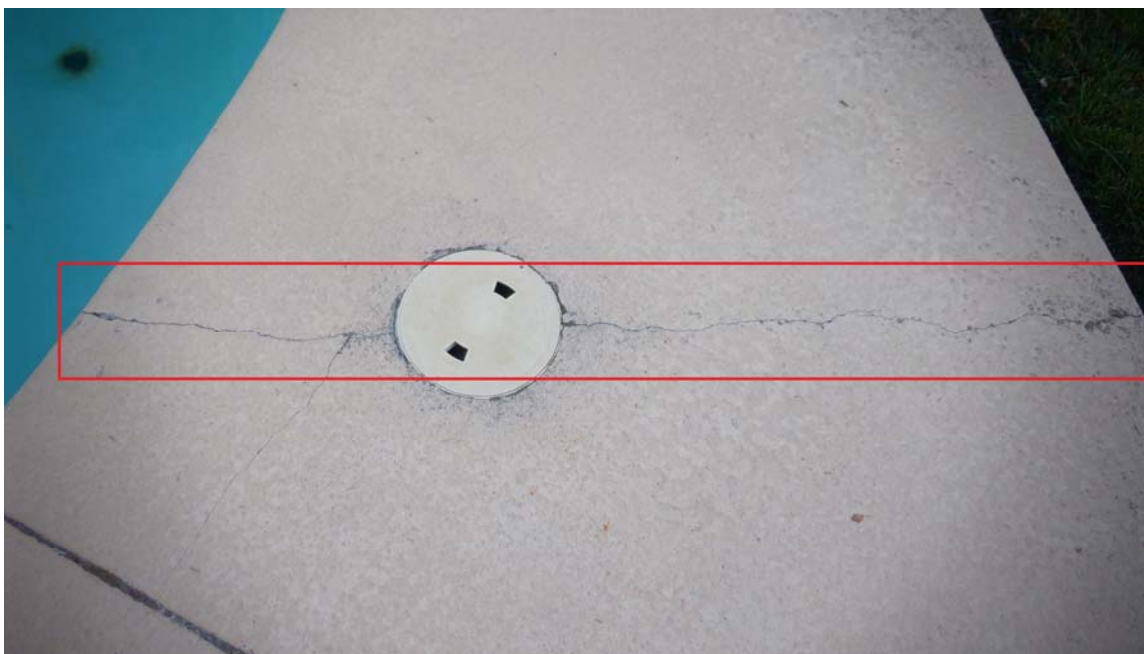
Picture 4 - Rust Stains on Pool Surface.



Picture 5 - Crack on concrete deck.



Picture 6 - Crack on concrete deck.

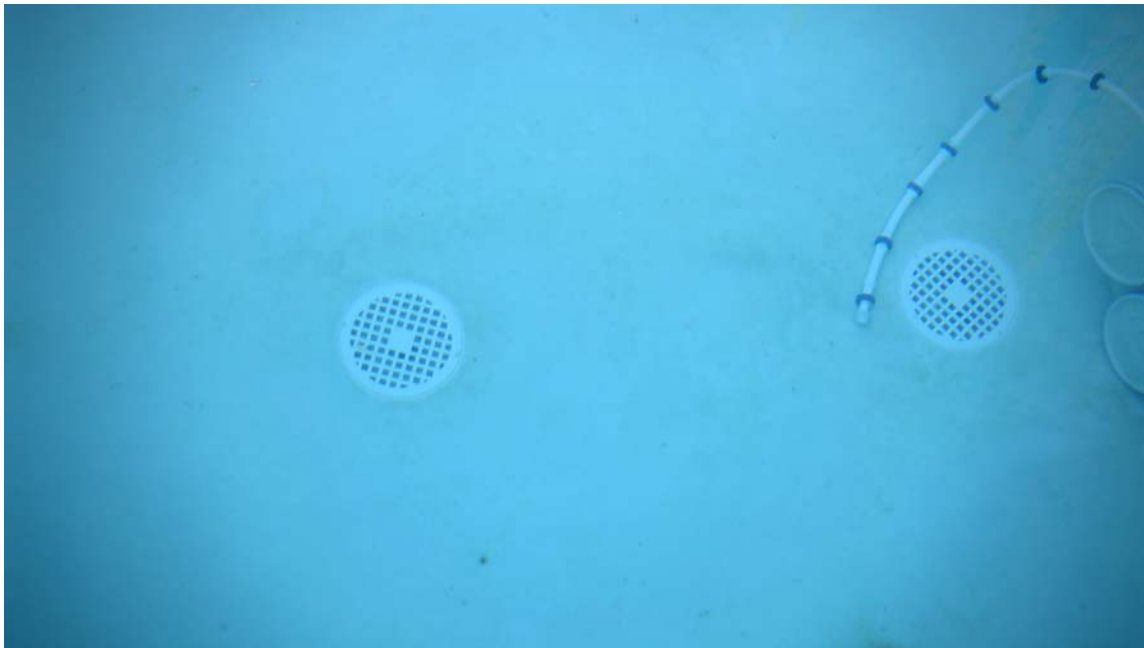




Picture 7 - Skimmer Basket



Picture 8 - Pool Main Drain Covers not VGB/Anti-Entrapment Compliant



Picture 9 - Spa Drain Covers not VGB/Anti-Entrapment Compliant



Picture 10 - Float Valve missing in skimmer.



Picture 11 - Pentair Clean and Clear Plus (CCP) 420 Cartridge Filter



Picture 12 - Pentair Intelliflo VS (variable speed) Pump.



Picture 13 - Polaris 360 Pressure Side Pool Cleaner.



Picture 14 - Pool Water Auto-fill



Picture 15 - Pool Water Valve



Picture 16 - GFCI Protected Receptacle



Picture 17 - Pool Light



Picture 18 - Spa Light



Picture 19 - Pool & Spa light switches



Picture 20 - Controller on pump for filter system



Picture 21 - Rheem Gas Heater



Picture 22 - Heater display reads "Sensor Failure"





Picture 23 - Goldline GL-35 Solar Controller



Picture 24 - Valve Actuator for Solar Operation.



Picture 25 - Air Blower for Spa Jets.



Picture 26 - Backyard access gate is not Self-Closing/Self-Latching.



**State & City Codes require that a Pool be fenced with Self-Closing and Self-Latching Gates**