

Del "Does" Pools

6 Goree Court, Martinez 94553
 C: (209) 814-2511 deldoespools@yahoo.com
 Contractors State Lic. # 938317

| | | |
|---|----------------|------------------|
| ADDRESS 132 Cefeto Ct, Walnut Creek | ORDERED | |
| | AGENT | Stephanie Talyat |

| EQUIPMENT | EA. | MANUFACTURER | REFERENCE # | RECOMMENDED REPAIRS |
|------------------------|-----|---------------------------------|--------------------------|--------------------------------------|
| FILTER | | Purex | #1 | see addendum |
| FILTER PUMP & MOTOR | | Pac-Fab 1 H.P. | #2 | see addendum |
| DRAIN BIB | | Manual | | none |
| BACKWASH VALVE | | N/A | | N/A |
| SEPARATION TANK | | N/A | | N/A |
| OTHER VALVES | 1 | Manual | | none |
| SPA SIDE CONTROL | | N/A | | N/A |
| HEATER | | N/A | | N/A |
| BOND WIRE | | 8 AWG-copper | #3 | see addendum |
| POOL SWEEP | | N/A | | N/A |
| SWEEP PUMP & MOTOR | | N/A | | N/A |
| INDOOR/AUTO CONTROLS | | N/A | | N/A |
| SPA BOOSTER PUMP | | N/A | | N/A |
| AIR BLOWER | | N/A | | N/A |
| TIME CLOCKS | 1 | Intermatic | #4 | see addendum |
| SKIMMER BASKET | 1 | Swimquip | #5 | see addendum |
| POOL/SPA LIGHT & GFI | 1 | 120 volt | #6 | see addendum |
| DIVING BOARD | | N/A | | N/A |
| SLIDE | | N/A | | N/A |
| TILE & COPING | | Traditional | #7 | see addendum |
| POOL DECK | | Cement | #8 | see addendum |
| EXPANSION JOINT | | Deck-O-Seal | #9 | see addendum |
| POOL APPEARANCE | | White Plaster | #10 | see addendum |
| FILL LINE | | unable to locate | | use hose to add water |
| CYANURIC TEST | | N/A | | pool was empty |
| WATER HARDNESS | | N/A | | pool was empty |
| T.D.S. | | N/A | | pool was empty |
| MAIN DRAIN COVERS | ? | unable to view | | read other drain addendum |
| | | | | |
| | | | | |
| | | | | |
| SAFETY CONCERNS | | POSSIBLE CODE VIOLATIONS | IMMEDIATE REPAIRS | SUGGESTED REPAIRS OR UPGRADES |
| addn # 3,6 | | addn # 3,4 | addn # 1,3,4,6 | |
| | | | | |
| | | | | |

INSPECTED DATE 2/21/2026
 INSPECTED BY Del Miller
 DATE COMPLETED _____

--- This is not a contract ---

I/We the undersigned do authorize Del "Does" Pools, a Licensed California Contractor (# 938317), to do pool repairs requested per pool inspection and dated _____. The amount of repairs authorized is _____. I/We further promise payment in full of this amount at the time of completion. In signing this, I/We hereby authorize the release of the above amount of funds held in an escrow account.

Warranty, Disclaimer and Addendum information included in this inspection.

BUYERS _____

SELLERS _____

Del "Does" Pools

6 Goree Court, Martinez 94553 209-814-2511 Contractor State Lic. #938317
E-mail address - Deldoespools@yahoo.com

"THIS IS NOT A CONTRACT"

ADDENDUM INSPECTION # 10202

OPENING STATEMENT –

At your request, an earnest effort was made by Del "Does" Pools on your behalf to discover all visible defects of the above referenced pool at the address shown on this report. Hidden or concealed defects cannot be included in this report. Please take time to read this report in its entirety. Address and evaluate each item with your realtor, as it is important for you to understand all aspects of said inspection report to receive its full benefits. Recommend any concerned parties having any questions pertaining to the purpose or contents of the report or questions regarding disclaimer, warranties or addendums should contact Del "Does" Pools before the close of escrow, or before any repair work has been ordered. **This inspection report does not obligate Del "Does" Pools to undertake any recommended repairs.**

LEAK & PRESSURE TEST

Owner/buyer/client is informed that this report does not include any type of leak or pressure testing of the pool entity or any of the above or below ground plumbing lines. No dye/leak tests were performed on any component below water level such as, but not limited to; main drains, pool light niches, suction or return line fittings in the pool or spa, including waterfalls and water features, or on any cracks in the surface of the pool or tile line. No pressure or destructive testing was performed on any valve or check valve responsible for maintaining water level in a raised spa or water feature once the equipment is static or the equipment is in the off position after its normal daily set operation run time. I suggest that if the client is concerned about the possibility of any source of leak other than from above ground plumbing leaks at the equipment that may or may not have been observed at time of my visual inspection of said equipment that they have the pool structure, lines, fittings and any other source of possible leak associated with the vessel(s) leak and (or) pressure tested. If possible, I suggest this be done before or during any escrow period.

Del "Does" Pools will not be held responsible for any leak(s) associated with the entirety of the vessel(s) above or below ground, no exclusions no exceptions.

Reference for testing: In-Depth Leak Detection 925-934-1500

#1 FILTER

Note: I was unable to run the equipment to test for leaks as the pool was not filled. The filter tank shells are severely deteriorated with exposed fiberglass. (see picture # 1) Recommend the current or local pool service installs a new filter with a factory warranty. Owner can expect cost of approximately \$1,300.00.

#2 FILTER PUMP & MOTOR

The filter motor did operate but due to its age and overall condition, the owner should expect limited continued service life. Note: if found to leak, once the pool is filled and the equipment is made operational, I would suggest replacing the pump with a new style energy efficient variable speed pump and motor.

#3 BOND WIRE

Recommend the existing bond wire at the equipment pad be extended and connected to the bonding terminal on the filter pump motor per the National Electric Code. Current or local pool service to attach which is a simple process.

#4 TIME CLOCKS

Recommend the current or local pool service replaces the current non code indoor timer box with approved outdoor rated box and replaces the wood support backing behind the electrical sub-panel and timer box at the equipment location. (see picture # 2) Owner can expect cost of approximately \$350.00.

#5 SKIMMER, BASKET

I was unable to test the flow rates at the skimmer as the pool was not filled with water. No leak testing was performed as part of this visual inspection.

#6 POOL LIGHT & GFI

The pool light does not sit flush into its retaining niche and its GFCI safety device is not testing properly which is a safety concern. I strongly recommend the owner replace the current 120-volt light assembly with a much safer 12-volt low voltage light assembly and replace its GFCI safety device. Owner can expect cost of approximately \$2,200.00.

#7 TILE & COPING

The tile and coping are original and my opinion have held up remarkably well for their age. I did locate a couple pieces of missing tile near the skimmer opening at the East end of the pool and the tile has a heavy calcium build up. In my opinion, the tile and coping can be reused, the missing pieces replaced with like or similar tile and it can be cleaned. The ideal time to perform these suggestions would be in conjunction with pool replastering, see addendum #10. Note: The future buyer can also consider modernizing the tile and coping at their discretion at time of replastering.

#8 POOL DECK

I located some settling cracks around the perimeter of the pool deck. These cracks do not appear to affect the pool vessel. Some forms of settling cracks are normal and often seen on all styles of concrete decks.

#9 EXPANSION JOINT

The material used to create a water tight seal between the coping and deck is starting to pull apart around the perimeter of the pool and should be replaced. Mastic replacement is a periodic repair and typically is replaced every 5 years and is necessitated by expansion and contraction. Owner can expect cost of approximately \$30.00 per foot, 100 feet required.

* Do in conjunction with pool resurfacing/remodeling.

#10 POOL APPEARANCE

Pool is a rectangle shaped white plaster vessel, exact age of installation unknown but I suspect the pool is approximately 35 years old. Owner to provide details if known.

The current plaster has failed by evidence of numerous delamination's. The corrective action would be to resurface the vessel. References available upon request. Exact size, age, and gallons should be available from city permits. No persons were present.

MAIN DRAIN COVERS –

I was unable to view the drain cover due to the small amount of green water at the base of the pool. The pool or spa shall not be operated if the suction outlet grate is missing, broken, or secured in such a way that it is removable without the use of tools. If the suction outlet system, such as a filtration system, booster system, automatic cleaning system, solar system, etc...has a single suction outlet or multiple suction outlets which are capable of being isolated by valves, each suction outlet shall protect against bather entrapment by either (A) an anti-vortex cover, (B) a 12-inch X 12-inch (305 mm X 305 mm) grate or larger, (C) or other means. Owner should also consider installing a safety vacuum relief system (SVRS) which automatically shuts off the pump (s) when the pump (s) intake and or (skimmer and or main drain) is blocked. Recommend the owner contact In-Depth Leak Detection at 925-934-1500 for estimate to install anti-entrapment cover (s), recommend that the new covers (s) be ASME/ANSI A112.19.8-2007 listed (or current) as to be compliant with the Virginia Graeme Baker Pool & Safety Act.

Do not let swimmers swim near main drains, skimmers or around any other suction device. If provisions for screws are present in covers, we strongly recommend that drain covers be screw fastened to outlets and agency certified to be anti-entrapment and anti-hair-entanglement. This will help to make main drains safer. Anti-vortex drain covers will greatly reduce the risk of suction related entrapment.

We suggest having a pair of scissors at pool side as an additional safety tool in case of hair entrapment. Scissors should be a safety style (rounded tips) and kept at a reasonable height to prevent children from having access to them. As an added safety measure, pool owner should shut off all circulation pumps any time there are swimmers in the pool. Never leave children unattended while swimming.

Owner should be aware that in-deck skimmer suction can be a potential hazard. Most skimmer lids can be fastened with screws for added protection. Check with the local Building Dept. for any ordinances or codes that may apply to main drain covers in spas and swimming pools. SPEC (California Spa & Pool Industry Education Council) recommends that whenever a pool with a single main drain is remodeled, the single main drain be converted to dual main drains. This recommendation is in the interest of safety and supported by the APSP (Association of Pool and Spa Professionals). Del "Does" Pools is not responsible for any injury or death by failure to secure existing drain covers or failure to upgrade with new anti-vortex drain covers.

MAIN DRAIN COVERS CONTINUED

The Virginia Graeme Baker Pool and Spa Safety Act (VGBA), effective December 19, 2008, imposes mandatory federal requirements for the avoidance of suction entrapment. One of the main components of the VGBA is the requirement of safety drain covers, and those covers have limited life spans.

Drain cover manufacturers are required to provide the consumer with information that tells them when the drain cover must be replaced before they begin to crack or show other signs of failure. Many manufacturers have designated a life span of 5 years, others up to 10 years.

All plastic drain covers, skimmer equalizer covers and spa suction outlet covers have a life span stamped on the cover.

Life spans of drain covers:

- DS 360: 3 years
- Aqua Star: 5 Years
- Paramount / SDX-Retro: 5 Years
- Hayward: cover, frame and screws must be replaced every 7 Years
- Waterway: 7 Years
- Lawson: 10 Years
- A& A: 10 Years
- Triodyne Anti-Hair Snare Drain Cover: 7 Years

As the drain covers were not accessible during my inspection as I do not enter the pool/spa in order to determine what brand they are or the date of manufacture that is stamped on them. I strongly suggest that if your pool or spa was not built or remodeled in the last three years that you contact In-Depth Leak Detection at 925-934-1500 to have all of the drain covers inspected and upgraded/replaced if deemed required.

Del "Does" Pools will not be held responsible for injury or death for failure to follow this advice.

DECKS

I do not inspect wood or manufactured decks around a pools' perimeter. I suggest any wood or manufactured deck be inspected by a certified home inspector or deck contractor before the close of escrow. I will inspect cement and rock decks as part of the inspection process. I will note obvious deficiencies such as cracks or abnormal movement such as lifting or settling and sometimes recommend repair or replacement. Cracks if minor usually do not concern me and for the most part do not cause damage to the pool shell. I will disclose these cracks and state "deck cracks do not affect the usability of the pool". Cracking in concrete decks or in the mortar in-between rock decks is inevitable due to expansion and contraction and should be considered expected even on newer pools. Predicting if the cracks will lead to further issues resulting from water intrusion is speculation and, in my experience, any resulting damage is extremely rare. In some cases, water intrusion can penetrate downwards and cause rusting to the rebar that was placed in the deck during construction causing red/rust staining in or around the crack. If cracks are present and mentioned as part of your pool report, I would suggest as a preventive action that they be patched/sealed. Materials used to repair the cracks will differ, they include mortar, mastic, cement, and epoxy among others. If the repairs are being performed by the owner, I would recommend the method and material used to repair the cracks be discussed with a deck contractor or general contractor before being installed. The other option is to have them repaired by a professional. We do not inspect the slope of the deck for water drainage which may result in damage to the home or its surrounding structure as it's beyond the scope of this inspector. Del "Does" Pools is not responsible for any structural damage caused by water run off that may occur from the deck, or under the deck be it wood, rock, paver, concrete or other materials used around the perimeter of the pool shell. We do not run water for the purpose of determining the flow or collection points of such water, nor do we use any type of sophisticated testing equipment to determine if the slope of the deck could lead to potential damage which may adversely affect the home structure due to moisture intrusion. If the owner would like the deck slope and (or) drainage capacity and collection points evaluated for potential damage that may result in suggestions for preventive or immediate repair, I suggest they contact a local deck contractor for a more detailed inspection of the deck.

INSTRUCTIONS FOR THE CIRCULATION SYSTEM

(A) Written operation and maintenance instructions should be provided for the circulation system by the seller or current owner. Del "Does" Pools does not provide any written operation instructions. Indoctrinations are available for an additional charge.

(B) Pressure filters and separation tanks shall have operation instructions permanently installed on the filter or separation tank and shall include a pre-cautionary statement regarding the dangers of disassembly for servicing equipment and also not to start up the system after maintenance without first opening the air release and proper re-assembly of the filter and/or separation tank. The statement shall be visible and noticeable within the area of the air release assembly(s).

Notice to owner: A & B statements are recommended, and supported by the APSP.

Accountability to post these instructions will be the responsibility of the current owner(s).

WATER CHEMISTRY

Recommend owner follow all guidelines set by the APSP regarding proper routine water chemistry. As a part of this report, we test for total dissolved solids (TDS), cyanuric and hardness levels only, we do not test for chlorine, PH or alkalinity levels as these should be checked weekly by owner or a pool service co. Chemistry levels can change dramatically at any time due to such things as weather conditions, pool usage or type of chemicals used.

Any other questions pertaining to chemistry or periodic water change requirements can also be forwarded to Del "Does" Pools for advice. Reference # 209-814-2511

LOCAL POOL SERVICE & REPAIR REFERENCES

Pleasanton-Dublin Repair & Service: H&H Pools 925-828-7665

Tracy Repair & Service: KLM Pool Service 209-836-3073

San Jose Area Repairs & Service: Ernie's Pools 408-269-5800

Tri-Valley Area: Ariel Pools: 925-639-8940

Pool Builder: The Pool Company: 925-672-7445

Pool Remodeling: Clearly Different Inc. 925-389-0943

Vinyl Liner Replacement: Victors Pools at 916-631-0114

Tile Repair & Cleaning: Tile Bright: 209-241-7404

Solar: SunTrek Solar: 925-305-3198

HIRING A REFERRAL

Our company provides referrals based on limited knowledge of the individual and without verification of their current licenses, certifications, or qualifications. We do not assume responsibility or liability for the actions, performance, or qualifications of the referred party. The responsibility to verify all licenses, experience, and suitability for employment lies solely with the hiring entity.

SAFETY & WARNING RECOMMENDATIONS

It is assumed and intended that pool users will exercise appropriate personal judgment and responsibility and that pool owners will create and enforce rules of behavior and warnings appropriate for their pool. The APSP suggests the builder/installer advise the pool owner that basic lifesaving equipment including one or more of the following items should be on hand at all times:

A light, strong, rigid pole not less than twelve feet (12') long.

A minimum one fourth inch (1/4") diameter throwing rope as long as one and one-half (1 1/2) times the maximum width of the pool or fifty feet (50'), whichever is less, which has been firmly attached to a coast guard approved ring buoy having an outside diameter of approx. fifteen inches (15"), or some other similar flotation device.

Control access to the pool, spa or hot tub by providing perimeter fencing, self-closing gates and locked doors. Place keys to automatic pool and spa covers out of reach of children. Do not allow anyone of any age to swim alone. Shower before and after using the pool, spa or hot tub. Do not allow sick persons to swim. To avoid choking, no gum chewing or eating while using the vessel. Do not allow running, pushing or any other type of disruptive activity in the pool, spa or hot tub. Do not allow children to play with chemicals, pool equipment, tools or controls. Do not operate a spa or hot tub over 104 degrees or a pool over 87 degrees. Do not mix alcohol or drugs with swimming or use of a spa or hot tub. Do not allow any glass in the pool area, including glass top outdoor tables. Provide constant supervision; never leave children alone or out of eye contact. The best seating for a supervisor is one that has a full, un-obstructed view of the area and is higher than the other nearby seating.

Do not swim in a pool if you cannot clearly see the main drain from the deck. Properly identify diving areas. Know CPR, have a first-aid kit nearby. Keep all electrical appliances away from the pool. When possible, and use battery-operated appliances rather than plug type 110-volt appliances. Have a telephone or cell phone at poolside. In case of an emergency call 911. State the nature of the emergency and do not hang up until instructed to do so.

If a child is presumed missing, always check the pool, spa or hot tub vessels first.

SAFETY EDUCATION PROGRAMS AND MATERIALS

Educational programs and materials (i.e., seminars, workshops, brochures, videos, instructional guides, etc.) are available from APSP, NSPF, other aquatic safety groups and by private firms. As a means of communicating useful safety information to pool owners and users, industry members are permitted to provide such information to owners and to request or require owners to sign a statement that they have received, read and will follow the guidelines. SPEC provides pool owners with important energy and water conservation information, as well as safety guidelines on its Web site: www.calspec.org. The U.S. Consumer Product Safety Commission offers three free publications that can be used to help prevent child drowning: "Safety Barrier Guidelines for Pools", "How to Plan for the Unexpected", and Guidelines for Entrapment Hazards: Making Pools and Spas safer." Copies of these publications can be obtained at the CPSC's website: cpsc.gov or by writing to "Pool Safety", CPSC, Washington D.C., 20207.

APSP
2111 Eisenhower Ave.
Alexandria, VA 22314
703-838-0083

NSPF
10803 Gulfdale Suite #300
San Antonio, TX 78216
719-540-9119

OUTDOOR LIGHTING, GFCI & OUTLETS -

The use of artificial outdoor yard lighting is at the discretion of the pool owner. Lights, when installed, shall be in accordance with applicable electrical codes in consultation with a qualified electrical professional. Recommend any outlet or device with voltage over 15 volts and within 20 ft of the pool or spa edge, be on GFCI protected circuits. Most cities require that all outdoor outlets be GFCI protected. Recommend owner have any outlets that may meet this requirement be checked by a qualified home inspector or electrician for compliance before the close of escrow. Make sure any associated electrical circuit breakers are properly labeled and are accessible.

DIVING BOARDS/APPARATUS

WARNING - When installing, replacing or using any residential slide or diving board or jump/spring board, one should consult APSP to be sure the new or existing board is in compliance with any past or current installation standards. One should also consult manufactures installation specifications before installing or using the apparatus. Refer to APSP diving board standards for the correct water depth, board length and height above water level. Failure to follow this warning and installation instruction could result in serious injury or death to user.

NOTE - Diving off a diving board can be dangerous and diving is a risky activity. Del "Does" Pools does not inspect diving boards or slides on pre-existing installations for proper compliance with any past or current installation standards unless otherwise noted. We strongly recommend in the interest of safety that buyer consider simply removing the apparatus from the property. Buyer or seller can obtain more information by contacting APSP at (703) 838-0083. Del "Does" Pools will not be responsible for any injury due to failure to follow these guidelines or suggestions.

ABOVE & UNDER GROUND PLUMBING, GAS, ELECTRICAL -

No pressure or dye tests were performed on any skimmer, skimmer throat, plumbing or equipment above or below ground and no test were made on above or below ground electrical systems. We do not open and expose any main breaker boxes, sub-panels, or remote panel boards for the purpose of determining proper wire size, proper or improper wiring connections or correct breaker installation unless specifically mentioned in the report as part of an addendum. We do not perform any testing for electrical leakage to the pool. Excluded from this inspection is under-ground plumbing, Levelor auto-fills, sump pumps and above & underground electrical pathways and connections and the loss of water for any reason other than from above ground visible leaks. Del "Does" Pools is not responsible for testing underground plumbing, electrical or gas lines as a part of this inspection.

RECOMMENDED ELECTRICAL TESTING

As per the previous addendum I do not perform any electrical testing above or below ground on any electrical component, pathway or other electrical device associated with the pool that could lead to electrical leakage or ground fault conditions that could result in electrocution unless it is specifically noted at the time of discovery and mentioned in an addendum.

Electrical leakage can come from other sources besides your pool such as, but not limited to; underground electrical wiring not associated with your pool's pathways such as a neighbor's pool or spa, other electrical pathways, underground PG&E lines, power poles etc.

In order to determine or rule out the possibility of any electrical leakage that could result in injury or death, I recommend the buyer contact a local licensed electrician to perform a comprehensive test/inspection to check for electrical faults and (or) improper installation of electrical wiring and components. This can be accomplished by one of the references included at minimal cost. If possible, the test should be performed before the close of escrow. If not, the test should be performed before use of pool and (or) spa.

References: Tri-Valley Electrical 800-449-6244 or Kirby Electric at 925-812-1708

Del Does Pools will not be held liable for personal or property damage for failure to follow this advice.

VINYL & FIBERGLASS POOLS

Due to the construction and materials used in the installation of vinyl & fiberglass pools and the variable potential for changes to occur, we can only state the conditions of any vinyl or fiberglass pool that are visible at time of the inspection in our opinion. As I do not warranty or guarantee the shell/finish of any pool but sometimes make general statements regarding the condition I can not be held responsible for the integrity of the finish. Fiberglass surfaces can irritate some swimmers and I have no way to test for this upon performing a visual inspection and condition is subjective and will vary from one inspector to another.

Del "Does" Pools will not be held responsible for any failure of the surface that may lead to irritation to swimmers. Further; we deem it impossible to predict any changes that may occur such as, but not limited to, discoloration, shrinkage, shifting, loosening, or any other unforeseen damage that may occur due to rough or abusive treatment or improper maintenance or installation. Del "Does" Pools will not be held responsible for any unforeseen conditions such as the ones mentioned above. These claims are consistent with the industry wide position on vinyl & fiberglass pools.

GATES, LATCHES, FENCING & ALARMS -

Owner must follow all city ordinances requiring self closing and self latching gates on all entries to pool area, including pet doors. Most latches must be installed no lower than 54" above ground level; this may vary from city to city.

Some cities require additional requirements concerning safety such as alarms on all doors that allow access to the pool including garage doors. Owner must contact their local Building Division to satisfy any other possible requirements, such as secondary fencing, gates, safety covers, alarms, property set backs and encroachments. There was no inspection on fences, gates, latches, alarms or pet doors unless otherwise stated. Strongly suggest any fences, gates, latches, alarms and any surrounding property fencing be properly inspected by a certified home inspector prior to the close of escrow. Injury or death resulting from failure to follow these suggestions is not the responsibility of Del "Does" Pools. Reference for fencing installations: Baby Barrier Pool Fence at 925-743-0417 or fencepool@aol.com

POOL LIGHTS (120 VOLT)

Pool and spa lights that operate at 120 volts should be considered a safety concern. Even though the National Electric Code requires that the circuit be GFI protected these GFI devices can fail, and if the light assembly has water intrusion the swimmer is at risk for electrocution. I strongly recommend that if your particular pool or spa has any 120-volt light(s) that they either be disconnected at the power source or replaced with new style low voltage LED lights. The front page of this inspection will indicate whether your pool has 120 volt or low voltage lights. Del "Does" Pools will not be held responsible for injury or death from failure to follow this advice. (Buyer upgrade)

ADDITIONAL NOTE & PERMITS -

Items noted as in need of repair were either non-operational, operating improperly or in the opinion of the inspector in a state of eminent failure. The inspector does not make any determination of compliance or non-compliance of any local building codes or ordinances except as specifically noted. We do not perform any geology or soil testing. We recommend the buyer ask for any and all reports, plot plans, original pool plans, permits and any engineering data available. Del "Does" Pools is not responsible for confirming building / installation permits on pools, equipment and solar panels. We recommend verifying such permits. Prices inserted in the inspection for repair work are "estimates" only. Sometimes unforeseen problems and/or additional costs do arise. Estimates in this report are based on a "worst case" replacement cost basis. All additional price increases will be given at time of discovery by the service provider. Repair costs may be more and are suggested to be completed before the close of escrow for the protection of all parties concerned. We encourage all parties to obtain competitive bids from multiple independent pool companies. We recommend that the Realtors involved in the transaction of said property hold an additional 1.5 times the amount of estimated cost of repairs in Title/Escrow if repairs are started or completed after the close of escrow. Del "Does" Pools will not be responsible for any additional cost that may arise during repair. Any additional costs will be the responsibility of the buyer if funds are not available through escrow.

HOME WARRANTY

Del "Does" Pools recommends the buyers consider obtaining an additional insurance program or policy from the Home Warranty Co. that is usually supplied during a home sale transaction. Most plans do not include the pool and or spa equipment and are considered optional coverage. Plans and coverages vary from each company, but most only cover the above ground equipment. We recommend the buyer discuss this recommendation with their realtor to insure the best course of protection. This recommendation is strongly encouraged for pool systems that are out of manufactures original warranty periods which is usually 2-5 years.

SENATE BILL 442

Senate Bill 442 and Senate Bill 552 and their intent is the responsibility of the home inspector not the pool inspector. However, I have included their contents in the following addendums as useful information to a prospective buyer during the transfer of real property. As part of my visual pool inspection, I do not inspect for the required safety features and I strongly suggest the buyer coordinate with a home inspector and their realtor prior to the close of escrow as to whether or not the pool meets or needs to comply with the requirements set forth in Senate Bill 442 and Senate Bill 552.

The California Senate Bill 442 was passed, signed by the Governor, and codified as Business and Professions Code, Section 7195, effective January 1, 2018. This statute provides standards for new residential swimming pools and spas, or any remodeling of an existing pool or spa. The new law requires at least two of the seven drowning prevention safety features established in the existing law (which required only one safety feature). The Seven Drowning Prevention Features are:

#1 An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home. **#2** Removable mesh fencing that meets American Society for Testing and Materials, (ASTM), Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device. **#3** An approved safety pool cover, as defined in subdivision (d) of Section 115921. **#4** Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. **#5** A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa. **#6** An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208, "Standard Safety Specification for Residential Pool Alarms." **#7** Other types of protection, if the protection afforded is equal to or greater than that provided by any of the aforementioned safety features — and independently verified by an approved testing laboratory as meeting the standards established by the ASTM or the American Society of Mechanical Engineers (ASME). The new law does not apply to existing swimming pools or spas installed or remodeled prior to 2018 and owners are not obligated to bring their old pools into compliance with the new standards. However, the remodeling of an existing pool or spa after 1/1/2018 would require compliance with the new standards and it does require that home inspectors include within their inspection a noninvasive physical examination of the pool or spa to identify which of the seven drowning prevention safety features exist. Their finding must be included in their home inspection report. B&P Section 7195 prevents the issuance of a building permit unless and until the two of seven features are properly installed and identified. It also requires that before a city or county can issue a final approval for the completion of any construction or remodeling of a residential property that includes a pool or spa, the local building code official will need to inspect the drowning prevention safety features required under the new law.

SENATE BILL 552: Public safety: pools and spa.

Chaptered by the Secretary of State on 9-27-2024 as chapter 769 and approved by the Governor on the same date.

Under the Swimming Pool Safety Act, upon the issuance of a building permit for the construction of a new swimming pool or spa, or the remodeling of an existing pool or spa, at a private, single-family home, the pool or spa is required to be equipped with at least 2 of 7 specified drowning prevention safety features. Under existing law, these features include, among others, an approved safety pool cover, as defined; exit alarms, as defined, on a private single-family homes doors that provide direct access to the swimming pool or spa, as specified; an alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water; or other means of protection that afford an equal or greater degree of protection than those features specified in the act and that has been independently verified as meeting standards for those features established by ASTM International or the American Society of Mechanical Engineers (ASME). The act requires the local building code official to inspect and approve the drowning safety prevention features before the issuance of a final approval for the completion of permitted construction or remodeling work.

This bill would remove the definition of an approved safety pool cover and would recast that drowning safety feature as a manually operated or power-operated safety pool cover to be accompanied by a label verifying that the cover meets certain specifications. The bill would remove the definition of exit alarms and would recast that drowning safety feature to include windows that provide direct access to the swimming pool or spa, as specified. The bill would require that an alarm that sounds upon accidental or unauthorized entrance into the water, as described above, be in good repair and operable as designed. The bill would also specify that the other means of protection may meet standards established by another nationally recognized standards development organization as an alternative to meeting the standards of the ASTM International or ASME, and require that the feature be accompanied by a label verifying that it meets those standards. The bill would specify that the requirements involving 2 of 7 drowning prevention safety features are not satisfied by specified combinations, including an exit alarm and a self-closing, self-latching device on the same door.

Existing law, as part of the definition of home inspection for the transfer of real property, specifies that an appropriate inspection of real property with a swimming pool or spa includes noninvasive physical examination of the pool or spa and dwelling for the purpose of identifying which, if any, of the 7 specified drowning prevention safety features the pool or spa is equipped with. Existing law also requires this information to be included in the home inspection report.

This bill would revise the specification of the above-described inspection to include identifying which, if any, of the 7 specified drowning prevention safety features is in good repair, operable as designed, and labeled, as specified, and to include this information in the home inspection report. The bill would require the report to include a written statement regarding pool isolation fences, as specified. The bill would also state the intent of the Legislature to enact legislation that, among other things, clarifies that a home inspector, as defined, is not required to determine whether an equipped drowning prevention safety feature, as specified, meets certain standards.

By imposing additional requirements on local officials, this bill would impose a state-mandated local program.

This bill would incorporate additional changes to Section 115922 of the Health and Safety Code proposed by AB 2866 to be operative only if this bill and AB 2866 are enacted and this bill is enacted last.

IMPORTANT REFERENCE SOURCES**ANSI**

American National Standards Institute
212-642-4900

CPSA

California Spa & Pool Industry Education Council
916-447-4113 / www.thecpsa.org

NEMA

National Electrical Manufacturers Associations
703-841-3200

NFPA

National Fire Protection Association
617-770-3000

APSP

Association of Pool and Spa Professionals
703-838-0083 / www.apsp.org

NSPF

National Swimming Pool Foundation
719-540-9119 / www.nspf.org

UL

Underwriters Laboratories
877-854-3577

Emergency & Drowning - 911

YOUR INSPECTORS QUALIFICATIONS

Del "Does" Pools was established in 1991 and is owned and operated solely by Del Miller. Before starting his own business, Del was a journeyman service technician from 1983-1990 performing pool & spa equipment repairs and inspections. Del is a state licensed contractor with a scope of classifications that allows him to perform inspections and pool & spa repairs and service. Del is not a C-53 builder. Any questions pertaining to the actual construction of a pool should be directed to a Swimming Pool Construction Contractor. Del meets all state requirements regarding bonding and licensing. Del "Does" Pools is also a member of the Independent Pool & Spa service Association (IPSSA). Further, Del has sat on the chapter board of directors for this organization. Del is water chemistry certified, is a certified Aquatic Energy Auditor, and has attended and completed many technical training seminars and is dedicated to on-going education in this industry. State Contractors License Board (C-61 & D-35 Contractor # 938317)

CLOSING STATEMENT -

If this report or any portion of this report is used as a document to aid in the transaction of the above addressed property, Del "Does" Pools assumes that the entire report has been read and understood by all concerned parties. Estimates authorized for repair will be accepted or denied at the sole discretion of Del "Does" Pools. Any party(s) relying on this report understands and agrees that the liability of Del "Does" Pools arising from this visual inspection on which this report is based shall be limited to the amount of the inspection fee paid.

By signing this report, Del "Does" Pools acknowledges all the concerned parties have read and understand the contents and that all parties have been given a complete copy of the inspection. This report is the complete expression of any and all prior verbal statements and/or discussions to date.



Del "Does" Pools

Authorizing agent

Buyer

Seller





ELECTRIC

Del "Does" Pools

6 Goree Court, Martinez CA 94553 209-814-2511 Contractor State Lic. #938317
E-mail address - Deldoespools@yahoo.com



DISCLAIMER and APPROACH

This report is not an insurance policy, nor a warranty service. This report is the product of a visual inspection only. No destructive testing or disassembly of the pool or its component parts was performed to complete this inspection. Its purpose is to inform the party(s) requesting the report of the general condition of the pool and the general condition of the pool's mechanical equipment at the time and date of the inspection. This report neither warrants, insures or guarantees that the pool or the mechanical equipment will continue to be functional after the **time and date** of the inspection. This report is also not a warranty or a guarantee of the structural integrity of the pool or the mechanical integrity of the equipment or the fitness of either for the requesting party(s) purpose. Items including, but not limited to, permit records and legal conditions requiring disclosure are not included in this report. We take into consideration the life cycles of various components of the pool and its mechanical equipment, disclose their present condition, and recommend preventive maintenance measures. This report will include types of materials used, pertinent features, areas of attention, and unsatisfactory conditions. Any part, component, or situations suggested for repair or replacement in this report are intended to be used by parties concerned as a useful guideline to bring the pool up to a proper working condition, per the opinion of this inspector. Estimates, guidelines and formats will vary from inspection to inspection. As no standard state of California pool inspection format has been formally unitized or adopted. This report is based solely on the opinion of this inspector. As this report is not a contract between said parties and Del "Does" Pools, any estimate, suggestion or repair does not have to be remedied as a condition of sale. We do express that any related issues concerning the health and safety of human beings be addressed and corrected as a condition of sale. Any money totals located on the front page under total repairs does not have to be held in title or escrow as a condition of sale. Any repairs or expenditure of money for any or all of the repairs stated in this report should come free of duress and under the complete discretion of the parties ordering said repairs.

Exclusions.

This report does not cover sump pumps, deck drains, or warranty underground plumbing, above or below ground electrical, cracks and other defects in pools structure, soil conditions, erosion, leakage, or replacements made necessary by any cause beyond our control including fire, theft, and acts of nature, failure of transportation, or any reason beyond our control. Negligence, misuse or unauthorized repairs made by others.

No pressure or dye tests were made on any skimmer, skimmer throat, plumbing or equipment above or below ground and no tests were made on above or below ground electrical systems. No components were disassembled for purpose of this inspection. If buyer is concerned with the possibility of an underground leak, recommend buyer contact In-Depth Leak Detection at 925-934-1500 to have lines pressure tested.

DISCLAIMER and APPROACH ***(continued)***

Excluded from this inspection are the following; underground and aboveground electrical wires or conduit and the loss of water for any reason other than from above ground visible leaks. **Del "Does" Pools** is not responsible for testing above or below ground electrical and above or below ground system plumbing, or gas lines in this inspection. We do not inspect solar systems; recommend contacting Suntrek Solar at 925-305-3198

Surface Conditions.

Del "Does" Pools will generally make a statement regarding the condition of the pools finish, but should not be relied upon as a warranty or guarantee of the condition of the pool shell. Customer should be aware that statements and opinions regarding surfaces are made following a visual inspection of the pool shell while filled with water. To better ascertain the true condition of the surface, we recommend that the pool water be drained as defects are difficult to see through water. This would be an extreme measure therefore any cracks or rebar stains located at a later date is not the responsibility of **Del "Does" Pools**. We do not drain pool water for purpose of inspection. This statement is based on years of inspecting pools and knowledge acquired in doing so. Condition of a surface is a judgmental statement and can sometimes vary from inspector to inspector. As we do not warranty or guarantee the pool shell, sometimes a written paragraph is needed to help aid buyer/seller to better understand the condition of a pool. For inspection purposes, this inspector will usually call for a pool to be replastered or refinished if it exhibits one or all of the following criteria; Cracks in plaster, pop-offs, plaster delaminations, severe roughness, (usually caused by age) and sometimes severe black algae problems on older pools. Any comments in this report are judgmental and are meant as a useful guide for buyer or seller to use for determining the condition of a pools finish.

WARRANTY on REPAIRS

Labor, Parts, and Repairs.

Del "Does" Pools, will provide, without charge the labor required to repair the specified equipment for normal working order as necessitated by normal usage. Such labor includes repairs or replacement of functional equipment and or parts, and will be performed to make readily accessible for service. We will also replace or repair, without charge, functional parts of the equipment (except light bulbs) which fail to give satisfactory performance under normal usage, provided such replacements are deemed necessary by **Del "Does" Pools**. This warranty only applies to labor and or parts that were repaired or replaced in conjunction with this pool report. This warranty only applies to authorized repairs per inspection and does not apply to equipment or parts that were not replaced or repaired at time of inspection repair. Repairs requested that are performed by **Del "Does" Pools** will be warranted for a period of 30 calendar days from the date of completion of said repairs.

Important.

We reserve the right to terminate this warranty if payment is not made when due. No modification of this certificate can be made nor can the warranty be transferred to any other person except by our written consent.