SAMPLE REPORT — ILLUSTRATIVE ONLY

KIRRA
POOL INSPECTION

Pool & Spa
Inspection Report

An independent, pre-sale assessment of the pool, spa, and equipment — documented objectively, with photos, repair-cost estimates, and urgency ratings for each finding.

PROPERTY
1428 Hillcrest Terrace, Thousand Oaks, CA 91362

REPORT DATE
July 12, 2026

PREPARED FOR
Listing agent — Conejo Valley Realty

INSPECTION TYPE
Pool + spa · pre-purchase

INSPECTOR
Barry Middlebrook · CPO Certified

REPORT ID
KPI-SAMPLE-0001

Certified Pool Operator (CPO, PHTA) Inspection-only · Insured kirrapoolinspection.com · (805) 538-6469

THIS IS A SAMPLE. THE PROPERTY, FINDINGS, AND FIGURES BELOW ARE ILLUSTRATIVE AND DO NOT DESCRIBE A REAL INSPECTION.

SUMMARY

Overall condition & key findings

Good
WITH ITEMS TO PLAN

The pool and spa are in generally good, serviceable condition. Circulation and heating operate, the shell is sound, and the water is well balanced. No structural defects or safety hazards were observed that would prevent normal use.

A small number of items warrant attention — two are safety/code related and inexpensive to correct; the largest is an aging heater to budget for over the next few years. None is a deal-obstacle when planned for.

Good / functional — no action needed Monitor / budget — plan & service Attention — safety, code, or repair recommended

Item	Rating	Finding	Est. cost
Circulation pump (VS)	Good	Variable-speed pump runs quietly across all speeds; ~2 yrs old.	—
Cartridge filter	Service soon	Serviceable; elements worn — clean & plan replacement.	$120 – $180
Gas heater	Aging — budget	Ignites and heats; ~9 yrs old with cabinet corrosion. Budget replacement 1–3 yrs.	$3,500 – $5,500
Salt chlorine cell	Budget	Producing chlorine; cell ~40% life remaining.	$600 – $900
Shell & surface	Sound	No structural cracks; minor plaster etching in shallow end — monitor.	—
Waterline tile	Minor	Two loose tiles at waterline; re-set to prevent water intrusion.	$150 – $300
Water chemistry	Balanced	All parameters in/near range; pH slightly high — minor adjustment.	—
VGBA drain cover	Update	One main-drain cover is past its stamped service life — replace (entrapment safety).	$120 – $250
Barrier gate latch	Adjust	Self-closing gate latch mounted below recommended height — relocate/raise.	$80 – $150
Skimmer weir	Minor	One skimmer weir door missing — replace.	$15 – $30

Near-term items (excludes future heater replacement) **≈ $1,100 – $1,900**

Cost estimates are informational ranges based on typical local pricing at the time of inspection; they are not quotes. Kirra Pool Inspection is inspection-only and performs no repairs — figures carry no upsell.

SECTION 1

Pool & property overview

Pool type	In-ground gunite, freeform	**Weather at visit**	Clear, 84°F
Approx. volume	~15,500 gallons	**Pool in service**	Yes — full, circulating
Interior finish	Pebble aggregate	**Equipment powered**	Yes — all circuits energized
Attached spa	Yes — raised, with spillover	**Automation**	Present — panel accessible
Sanitizer	Salt chlorine generator (SWG)	**Time on site**	~60 minutes
Deck	Cool-deck / textured concrete	**Access**	Full — equipment pad & enclosure open

How to read this report. Each finding is rated Good, Monitor/Budget, or Attention, and — where a cost applies — paired with an estimated range so a minor item is easy to tell apart from a major one. Photos accompany findings in a live report; in this sample they are shown as placeholders. Ratings reflect condition observed on the inspection date only.

AT A GLANCE

What's working well

- Variable-speed pump & circulation
- Sound shell with no structural cracking
- Balanced, well-maintained water
- Spa spillover & automation operate
- Pool equipment on GFCI-protected circuit

What to plan for

- Replace one expired VGBA drain cover **(safety)**
- Raise/relocate gate latch **(safety)**
- Service filter & plan SWG cell
- Re-set two loose waterline tiles
- Budget heater replacement over 1–3 yrs

SECTION 2

Equipment — tested & rated

Each component was run and observed under power. Age is estimated from data-plate dates and condition; remaining life is a planning estimate, not a guarantee.

Circulation pump — variable-speed

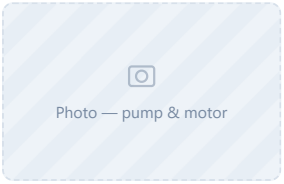
Good

Est. age ~2 yrs · Typical life 8–12 yrs

Ran smoothly across low, medium and high speeds with no unusual noise, leaks or seal weeping. Priming normal; strainer basket intact. Programmed schedule active.

Remaining life: 6–10 yrs

Action: None — continue routine care.



Filter — cartridge (4-element)

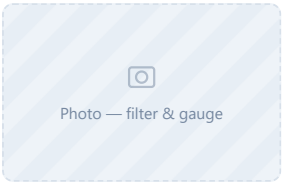
Service soon

Clean pressure ~10 psi · Observed ~16 psi

Housing sealed with no bypass leaks. Pressure ~6 psi above clean baseline, indicating elements are due for cleaning; pleats show wear and light calcium. Serviceable now — plan element replacement within the season.

Est. cost: $120 – $180 (elements)

Action: Deep-clean now; replace elements soon.



Heater — natural gas, 400k BTU

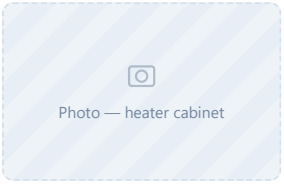
Aging — budget

Data-plate ~2017 (~9 yrs) · Typical life 8–12 yrs

Ignited on demand and raised water temperature normally; no gas odor or error codes at test. Cabinet and header show corrosion consistent with age and coastal air. Functional today, but at the upper end of its service life — recommend budgeting for replacement within 1–3 years rather than treating as an urgent repair.

Est. replacement: $3,500 – $5,500 installed

Action: Monitor; plan replacement. No immediate repair required.



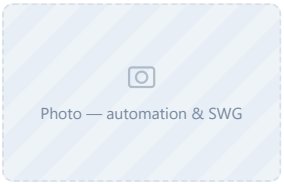
Automation, lights & spa spillover

Good

Panel functional · LED pool + spa lights

Automation panel powered and responsive; pool/spa modes, valve actuators and spillover all cycled correctly. Pool and spa LED lights operate and are on a GFCI-protected circuit. Salt cell producing chlorine; controller reports the cell at roughly 40% of rated life — plan for a replacement cell.

Salt cell est.: $600 – $900 · **Action:** budget cell replacement.



SECTION 3

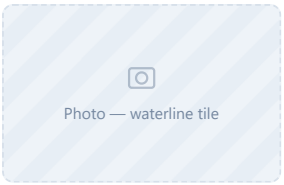
Structure & surface

Shell, coping, tile & deck

Sound

No structural cracking, bond-beam movement or hollow-sounding areas detected on visual and tactile survey. Pebble interior is intact with minor etching/roughness in the shallow end consistent with normal wear — cosmetic; monitor. Coping is secure. Two waterline tiles are loose and should be re-set to prevent water getting behind the tile line. Cool-deck shows hairline cosmetic cracks typical for its age.

Loose tile est.: $150 – $300 · **Surface:** monitor, no action.



SECTION 4

Water chemistry — complete test

On-site test of a fresh sample. Values reflect the day of inspection only and change with use and weather.

Parameter	Reading	Ideal range	Status	Note
Free chlorine (FC)	2.4 ppm	1 – 3 ppm	In range	Adequate sanitizer.
Total chlorine (TC)	2.6 ppm	≈ FC	In range	Combined chlorine ~0.2 — low, good.
pH	7.7	7.4 – 7.6	Slightly high	Minor acid adjustment.
Total alkalinity (TA)	90 ppm	80 – 120 ppm	In range	Good buffer.
Calcium hardness (CH)	280 ppm	200 – 400 ppm	In range	Balanced — not scaling/etching.
Cyanuric acid (CYA)	70 ppm	60 – 80 (salt)	In range	Appropriate for a salt pool.

Assessment: Water is well balanced and cared for. The only note is pH slightly above ideal, corrected with a small acid dose. No indication of neglect, staining, or scale.

SECTION 5

Ancillary features

Feature	Status	Observation
Autofill	Working	Float valve maintains level; no continuous run.
Skimmers (2)	Minor	Both draw well; one weir door missing — replace ($15–$30).
Return jets	Working	All returns flowing; eyeballs intact and aimed.
Vacuum / suction line	Clear	Dedicated suction line holds vacuum; no cleaner on site.
Water feature (sheer descent)	Working	Operates on its valve; even flow, no leak at wall penetration.
Spa jets & blower	Working	Jets pressurize; spa heats and spills correctly.

SECTION 6

Safety & code notes

Observations relative to common pool-safety standards (VGBA anti-entrapment; California barrier & drowning-prevention guidance). This is an informational inspection, not a code-enforcement certification.

VGBA anti-entrapment drain covers

Update recommended

Dual main drains are present (anti-entrapment configuration). One cover is legible and within date; the second is stamped past its service life (covers carry a limited rated life, typically ~5–7 years). Replace the expired cover with a current ANSI/APSP-16-compliant cover. **Est. $120 – $250 per cover.**

Barrier, gates & latches

Adjust

Perimeter barrier height measured ~50" (meets the common 48" minimum). The gate is self-closing and self-latching, but the latch is mounted at ~48" — below the height generally recommended to keep it out of young children's reach. Raise or relocate the latch. **Est. $80 – $150.** No gaps >4" observed beneath the barrier.

Electrical — GFCI / bonding

Present

Pool equipment and lighting observed on a GFCI-protected circuit; test at the pad tripped and reset correctly. A visible equipotential bonding conductor connects pump, heater and metallic components. No exposed or damaged wiring observed. (A licensed electrician should verify any concerns beyond a visual pool inspection.)

SECTION 7

Repair priorities & estimated costs

Priority	Item	Est. cost
Safety — address first	Replace expired VGBA drain cover	$120 – $250
Safety — address first	Raise / relocate gate latch	$80 – $150
Soon	Filter deep-clean & element replacement	$120 – $180
Soon	Re-set two loose waterline tiles	$150 – $300
Soon	Replace missing skimmer weir door	$15 – $30
Plan	Salt chlorine cell (approaching end of life)	$600 – $900
Plan (1–3 yrs)	Gas heater replacement	$3,500 – $5,500

Near-term (safety + soon) **≈ $485 – $910**

Future planning (cell + heater) **≈ $4,100 – $6,400**

In context: the items that need attention now are inexpensive and mostly safety-related — a few hundred dollars, not thousands. The larger figures are planning items for the years ahead, not conditions of sale. Nothing found prevents normal, safe use of the pool and spa.

SECTION 8

Scope, limitations & disclaimer

This report describes the visually observable condition of the pool, spa and related equipment on the date of inspection and is intended to inform a real-estate transaction. It is a non-invasive, visual and operational inspection: no equipment was disassembled, no walls or subgrade were opened, and buried plumbing, structural rebar, and areas that were inaccessible, obstructed, or underwater beyond normal visibility were not evaluated. Underground leaks are not confirmed or ruled out without a dedicated pressure/leak test (available on request).

Age and remaining-life figures are estimates for planning only and are not warranties of future performance. Cost figures are informational ranges, not quotes or bids. Kirra Pool Inspection is **inspection-only** and performs no repairs, so this report carries no financial interest in any recommendation. Safety observations reference common standards (VGBA; California barrier and drowning-prevention guidance) for context and do not constitute a municipal code-compliance certification; verification of code and electrical matters should be confirmed with the authority having jurisdiction and licensed trades. This inspection is not a warranty or guarantee against future failure. Findings reflect conditions on the inspection date only.

Inspected & prepared by **Barry Middlebrook**, Certified Pool Operator (CPO).

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