

KC Pools

913.782.7777 | www.kcpools.com



Address: 25601 W. 69th Terrace, Shawnee, KS, 66226

Date: 11/202/2025



509 E. Kansas City Road

Olathe, KS, 66061

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service@kcpools.com

Inspection Requested By: Jerry & Lisa Albert

Pool Owner: Jerry & Lisa Albert

Inspection Date & Time: 11/20/2025; 4pm CST

Inspection Fee: \$200.00

Billing Address: 25601 W. 69th Ter, Shawnee, KS, 66226

Pool Address: 25601 W. 69th Ter, Shawnee, KS, 66226

Type of Pool: Vinyl Liner

Approx. Age of Pool: 10 years

Shape: Freeform - Gemini

Size: 20'x36'

	Good	Fair	Poor	Operable	Questionable	Defective	None	Notes & Comments
I. Visual Assessment of Structure								
1. Walls and Slope	X							no visible issues or concerns
2. Floors Slope	X							no visible issues or concerns
3. Steps		X						Liner over steps, see Interior finish below
4. Tile and Grout							X	
5. Interior Finish		X						original vinyl liner, normal condition for its age
6. Deck Interface with Pool		X						Stamped / Colored (Ash. Brown) coping
7. Caulking/Construction Joints	X							
8. Perimeter Edge Finish	X							
9. Skimmer/Weir	X							no visible issues or concerns
10. Inlet/Returns	X							2 qty -no visible issues or concerns
11. Floor Inlets	X							2 qty -no visible issues or concerns
12. Hydrotherapy Inlet Fittings							X	
13. Main Drain and Cover Gate	X							
14. Underwater Light	X							
15. Ramp							X	
16. Other								
II. Deck Equipment								
1. Ladder and Grab Rails	X							Ladder secured - removed for closing
2. Handrails	X						X	anchors available for use
3. Diving Board Stand	X							no visible issues or concerns
4. Slide							X	
5. Anchors	X							no visible issues or concerns
6. Access Equipment							X	
7. Lift/Chair, Platform							X	
8. Deck Drains	X							
III. Deck Surface								
1. Material	X							Concrete
2. Condition		X						normal cracking for age
3. Slope	X							adequate fall for drainage
4. Construction Joints	X							relief cuts present
5. Other								
IV. Mechanical Equipment								
1. Operating Instructions							X	
2. Circulation System Identified	X							
3. Pump/Motor		X						Functions properly- motor runs loud, not unusual
4. Pumpstainer	X							for age
5. Filter	X							
6. Air Relief	X							

	Good	Fair	Poor	Operable	Questionable	Defective	None	Notes & Comments
7. Pressure Gauge	X							no visible issues or concerns
8. Dial Valve	X							no visible issues or concerns
9. Gate Valves							X	
10. Auto Controls							X	
11. Recirculation System	X							
12. Heater	X							no visible issues or concerns
13. Solar System							X	
14. Chemical Feeder/Ejector	X							no visible issues or concerns
15. Ozone/Ionization System							X	
16. Other								
V. Electrical Equipment								
1. Light GFCI	X							
2. Light Switch	X							Remote option
3. Motor Switch	X							
4. Motor Connection	X							
5. Motor Ground	X							All equipment bonding lugs, bonded w/ copper wire
6. Time Clock							X	
7. Controls							X	
8. Chemical Controls							X	
9. Perimeter Lights								Did not Inspect
10. Other								
VI. Safety Equipment								
1. Rope and Float Divider							X	
2. Pole and Life Hook							X	
3. Pool Alarm							X	
4. Other								
VII. Fence Enclosure								
1. Height and Spacing								Did not Inspect
2. Gate, Self-closing and Latching								Did not Inspect
3. Locked or Secured								Did not Inspect
4. Other								
VIII. Perimeter Grade								
1. Area Drains								
2. Other								
IX. Maintenance Equipment								
1. Chemical Room							X	Not readily available / visible
2. Chemical Test & Adjustment Record							X	Not readily available / visible
3. Backwash Record							X	Not readily available / visible
4. Test Kit/Strips							X	Not readily available / visible
5. Pole							X	Not readily available / visible
6. Vacuum Head							X	Not readily available / visible
7. Vacuum Hose							X	Not readily available / visible
8. Leaf Net							X	Not readily available / visible
9. Brush							X	Not readily available / visible
10. Cover	X							Mesh - normal condition for its age
11. Other								
X. Water Chemistry								
1. Overall Chemical Assessment	X							Water clear
2. Other								

Joe Arpaia

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11/20/2025; 4pm

Inspector Name:

Inspector Signature:

Inspection Date & Time:

Overall Assessment: Good

Pool, pool equipment and deck appear to be in good order & working condition at the time of the inspection.

Pool:

Liner is showing normal signs of aging, but no visible issues noted at the time of the inspection. It does appear that the liner has prior patch work completed, which is not unusual in nature

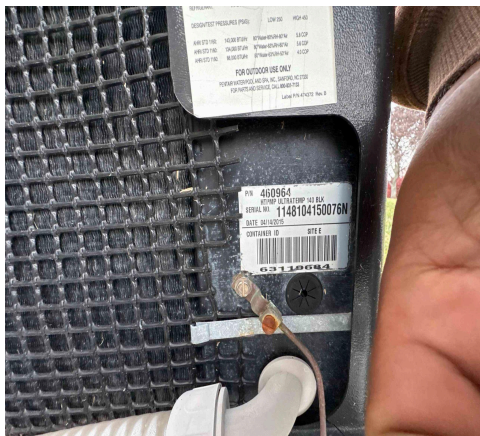
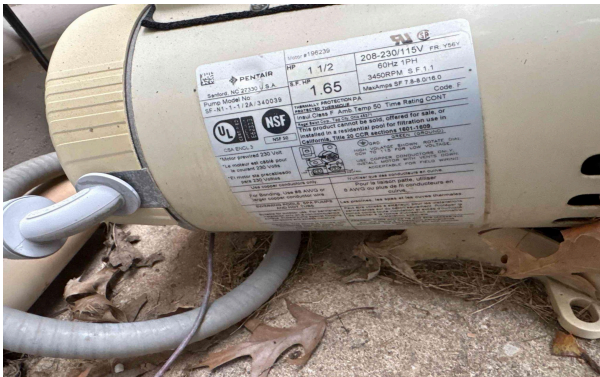
Photos included are general in nature and not specific to any single condition.



Pool Equipment:

The motor runs loud, which is not unusual for its age

*****Photos included are general in nature and not specific to any single condition.*****



Pool Deck:

The concrete coping and deck have a few noticeable cracks present, but appear to be from normal wear and tear within the elements. No concerns present at the time of the inspection.

*****Photos included are general in nature and not specific to any single condition.*****



Residential Pool Inspection Disclaimer:

The residential pool inspection performed by KC Pools, LLC. is a limited visual inspection of the accessible areas of the pool and associated systems as they appeared at the time of inspection. It is intended to identify visible issues and provide a general overview of the pool's current condition.

What is included:

- Visual assessment of the pool shell, finish, and decking
- Review of accessible equipment (pump, filter, heater, etc.)
- Basic operation of functional equipment (where safe and possible)
- Observation of safety features such as fencing and gate function

What is not included:

- Leak detection or pressure testing
- Water quality or chemical analysis
- Underground plumbing or concealed electrical systems
- Internal equipment condition or future performance
- Code compliance verification
- Warranties, guarantees, or certifications

This inspection is not a substitute for a full evaluation by a licensed pool contractor. It reflects only the conditions visible and accessible at the time of the inspection. No warranty or guarantee is provided or implied. Future issues may arise that are not detectable during this limited inspection.

By proceeding with this inspection, the client agrees to the terms outlined in this disclaimer.

Legal & Contractual Disclaimer:

This inspection is a limited, non-invasive visual evaluation of the accessible areas and components of the residential pool and its related systems. It is not a code compliance inspection, engineering analysis, or guarantee of future performance.

The inspection does not include leak detection, pressure testing, evaluation of concealed or underground systems, water chemistry testing, or internal conditions of pool equipment. The findings represent conditions at the time of inspection only and may not reveal latent or developing issues.

KC Pools, LLC., its agents, and affiliates shall not be held liable for any damages, repairs, or losses arising from defects not visible or accessible during the inspection, or that occur after the inspection. No warranty, expressed or implied, is provided.

Client agrees to hold harmless and indemnify KC Pools, LLC. from any claims related to the use or interpretation of this report. For a comprehensive pool evaluation, the client is advised to consult a licensed pool professional.