



Pool Inspection Report

123 Sample Dr.

Prepared For:

Doe John

H CJ
POOL SERVICES
757-271-8822

Inspector: Bryan Miller

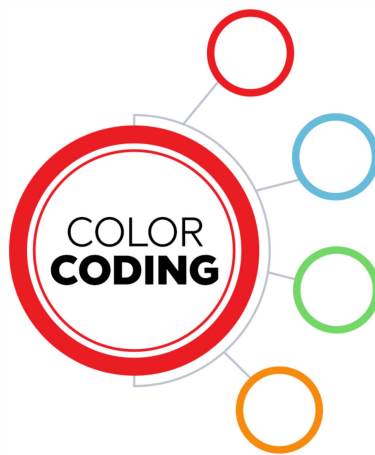
HCJPoolServices.com

Reading the report

USE OF PHOTOS AND VIDEO AND GLOSSARY

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

To view videos and review highlighted glossary terms in the report the PDF should to be downloaded and viewed with a full PDF reader such as Adobe. If videos are in report the caption will state "**CLICK to VIEW VIDEO**" and there will a narrative to discuss content of video.



TEXT COLOR SIGNIFICANCE

RED text are comments of significant deficient components, safety issues or conditions which need attention, repair, or replacement. System with multiple observed issues will be directed to a list of observed conditions in the report, a complete evaluation by a professional contractor is recommended to determine if any hidden conditions exist. These comments are also duplicated in the Report Summary page(s)

BLUE text are observations and information regarding deficiencies which are less significant or discretionary, but correction is still advised. Limitations that may have restricted the inspection associated with an area will also be listed.

GREEN text will provide a link to additional information regarding a variety of different subjects important to your home and will also provide additional understanding of topics discussed in the report.

ORANGE highlighted text allows you to place your cursor over the word for definitions or additional information regarding the term in the report. .

UNDERSTANDING REPORT NARRATIVES

"IMPROVE": Denotes improvements which are recommended to help prevent issues from occurring. These may be items identified to be upgraded to meet modern construction and/or safety standards.

"FYI": For Your Information: Denotes additional general information and/or explanation of conditions, safety information, cosmetic issues, and useful tips or suggestions for pool ownership.

"LOCATION": All reported locations are areas where the issue is mainly present but may not limited to that area. All necessary corrections should be made where condition exists.

When there are **"multiple issues"** found with a system we report that **"multiple issues"** were present and list the issues identified in the report. We recommend that systems with **"multiple issues"** be evaluated by a qualified contractor to determine if there are any latent or hidden issues present that can only be found with a more invasive inspection.

Recommendation to have **"repaired as needed"**. A qualified contractor should evaluate the system to ensure that all necessary repairs are made including items that may have caused the damage.

***FOR THE PURPOSE OF THIS REPORT ALL DIRECTIONAL REFERENCES TO THE HOUSE WILL BE MADE AS IF ONE WERE FACING THE FRONT OF THE HOUSE**

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Pool and Spa

1. General Information

The pool inspection was limited to those areas which are above ground or water level. The pool and spa inspection is conducted in accordance with Safehouse's own Twenty-one point inspection for residential swimming pool and spa inspections, No warranty expressed or implied, is intended or offered by Safe House Property Inspections with regard to the pool or spa inspection.

Proper pool maintenance is the key to avoiding major expenses. Many homeowners enjoy taking care of the pool themselves, however if you are not one of them a pool company can do everything needed to your pool throughout the season. We recommend inquiring with the seller about the service history of the pool.

NOTE: We recommend all repairs/maintenance to the pool and equipment be performed by a professional, competent and qualified pool technician.

1.1. While we could not determine the exact age of the pool, it is clearly an older pool. Anticipate higher maintenance cost as a result of the age of the pool and it's components.



2. Shell Observations

The property had a vinyl pool installed. The liner has a typical life expectancy of 5 to 10 years depending on maintenance. It is prudent to monitor the vinyl liner due to the possibility of tears or rips. Proper maintenance and water chemistry balance is needed.

Proper pool maintenance and water chemistry is the key to avoiding major expenses. Multiple factors can affect the chemistry over time, and it is not tested during the inspection.

Many homeowners enjoy taking care of the pool themselves, however if you are not one of them a pool company can do everything needed to your pool throughout the season. We recommend inquiring with the seller about the service history of the pool.

2.1. Fading of the liner was indicative of chemical damage or age. We recommend asking seller when the liner was installed. Typical life expectancy of a vinyl pool liner is 7-12 years.



Faded vinyl liner

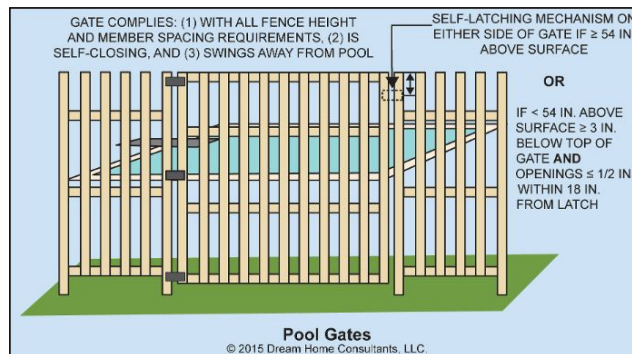
3. Barrier Issue Observations

A door in the wall of a building that served as a part of the safety barrier had no alarm. Such doors should be equipped with an alarm that complies with modern safety standards.

If the house is part of the barrier, the doors and screens leading from the house to the pool or spa area should be protected with an alarm that is audible for 30 seconds throughout the house. The alarm control must be a minimum of 54-inches high, with automatic resetting.

3.1. The gate was not self-closing, which is a safety concern, and should be corrected safety.

3.2. The pool gate swings in toward the pool which is a safety concern and should be corrected.



Pool gate information

4. Pool Deck Observations

4.1. There was cracking observed at the pool deck. We recommend sealing to prevent further damage during freeze/thaw cycles.

4.2. There was settlement observed at the pool deck. We cannot determine cause of the settlement. We recommend discussing with sellers to determine how long it has been present, and if it has caused issues. A qualified contractor should be consulted to determine the best method to cure.

4.3. There was uneven decking that had created trip hazards. Location: near sliding board



Trip hazard/settlement



Deck cracking

5. Drain and Skimmer Observations

It is critical to ensure that all pools and spas have drain covers that are compliant with the Virginia Graeme Baker Pool & Spa Safety Act (VGB Act) to avoid entrapment hazards, which occur when powerful suction from the water circulation system in a pool or spa causes someone to become trapped underwater.

5.1. The skimmer box and cover were inspected.



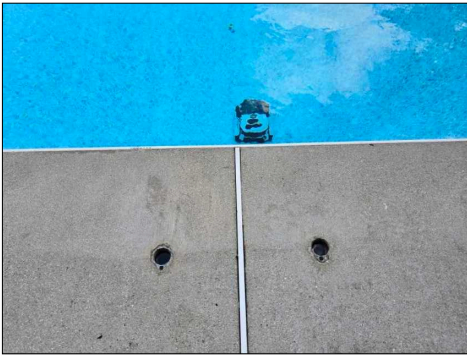
No issues observed- deep



No issues observed- shallow

6. Steps or Ladder Observations

6.1. The pool ladder and anchor bolts were missing and should be installed for safety.



Missing ladder



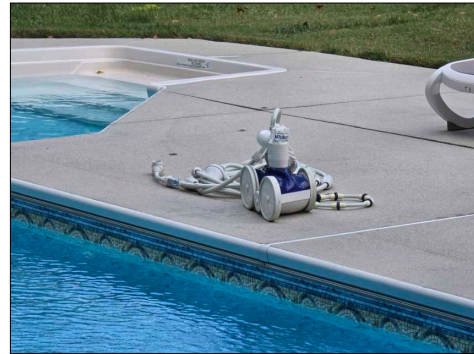
Missing anchor bolts

7. Cleaning System Observations

7.1. A pool cleaner was observed, but not in use. We recommend asking seller if it is functional and proper operation of system.



Cleaner present - not tested- robot



Cleaner present - not tested- pressure side cleaner

8. Filter Observation

The pool filter was a diatomaceous earth (DE) filter. Ideal pressure 10-20 psi, but each pool is a little different. As the filter becomes dirty the pressure will increase. Generally an increase in pressure of 5-10 psi indicates a need to clean the filter. The DE grids have a typical life expectancy of 3-5 years. You should inquire about the service history of the grids.

FYI: Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Testing of any backflush mechanisms is beyond the scope of this inspection.

8.1. There was evidence of prior leaking. Recommend consulting with seller to determine when system was last serviced.

8.2. The backwash discharge location was not observed. Recommend consulting with seller to determine location.

8.3. The pool filter appeared to be older equipment. We can never predict the exact time of failure with regard to any component. Although the system was functioning we recommend budgeting for replacement.



DE Filter



Pressure gauge functional



Backwash location not observed



Evidence of leaking

9. Pump Equipment Observations

Pumps are responsible for circulating water and chemicals throughout the pool. Pool pumps vary in price depending on their size and efficiency. Another consideration is the level of noise emitted by the pump. Since pool pumps must run regularly to do their job properly, quieter models may be preferable.

Pump Manufacturer: Pentair

Motor: 1.5 HP

9.1. The pumps were run for at least 10 minutes. The pumps are not evaluated for capacity, efficiency, flow rate or pressure. We do not pressure test this system for leaks. You can have the entire system pressure checked for leaks if concerned.



Functional

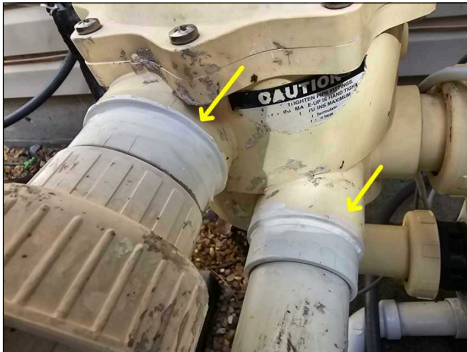
10. Pipe and Valve Observations

The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period, or testing, and is not performed during the pool inspection. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment.

We recommend having pipes properly labeled. We will label during POOL SCHOOL if you choose to utilize.

10.1. Repairs were observed at the piping. We cannot determine how effective they will be long term. You should have evaluated by a qualified contractor. Location: multiport valve and pump MTA

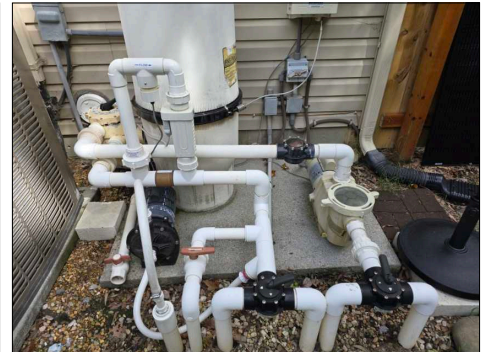
10.2. Active leaks were observed. We recommend evaluation of the system by a pool specialist to repair as needed. Location: pump pressure side MTA



Previous repairs



Leaking fitting



Equipment pad

11. Chlorinator Observations

11.1. A salt cell was present. These typically have a life expectancy of 3-5 years, and require cleaning. Recommend asking seller the age of the cell and the service history.



Salt cell

12. Timer Box Observations

FYI: Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection.

12.1. FYI: There was no timer installed for the system. The system will require manual turn on/ turn off. You may wish to have installed for ease of operation.

13. Pool Light Observations

13.1. The pool light did not function and should be repaired as needed.



Did not function

14. Pool Safety

The link below provides education on maintaining a safe swimming pool environment.

<http://safehousepropertyinspections.com/pool-safety-publications>

14.1. Diving boards can be dangerous and are responsible for injuries every year. You should consult with your insurance company to determine if removal is prudent.

14.2. Slides can be dangerous and are responsible for injuries every year. You should consult with your insurance company to determine if removal is prudent.

14.3. There was damage noted at the diving board that should be repaired or replaced if the board is to be used.



Minor damage

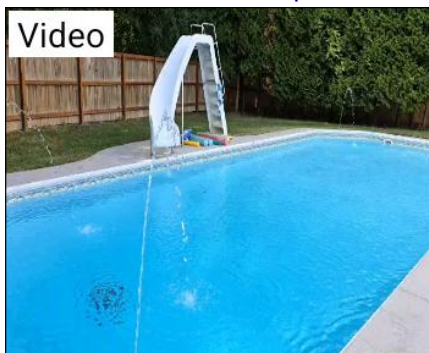
15. Pool Heater Observation

A pool heater can help to extend your pool enjoyment season. Heaters use a variety of energy sources including natural gas or propane, solar power and electricity. Proper maintenance of the heating system is key to extend the life of your equipment. Pilot lights on gas pool heaters are not lit during the inspection.

15.1. There was no heating equipment installed.

16. Water Feature Observations

16.1. The water feature operated at the time of inspection.



Functional



Water slide valve



Deck jets valve

Report Summary

<i>Pool and Spa</i>		
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Page 4 Item: 4	Pool Deck Observations	<p>4.2. There was settlement observed at the pool deck. We cannot determine cause of the settlement. We recommend discussing with sellers to determine how long it has been present, and if it has caused issues. A qualified contractor should be consulted to determine the best method to cure.</p> <p>4.3. There was uneven decking that had created trip hazards. Location: near sliding board</p>
Page 5 Item: 6	Steps or Ladder Observations	<p>6.1. The pool ladder and anchor bolts were missing and should be installed for safety.</p>
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Page 7 Item: 13	Pool Light Observations	<p>13.1. The pool light did not function and should be repaired as needed.</p>
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