

Professional Pool Inspection Report



Prepared for:

[REDACTED]

[REDACTED]

Inspection date: 9/10/2024

INSPECTED BY: Dan Marcotte

[REDACTED]

[REDACTED]

9/10/2024

[REDACTED]
RE [REDACTED]

We do hereby certify, as Pool Inspectors, that the following pool equipment has been inspected as a process of identifying operational / structural integrity for the client per request. The report conveys a visual inspection of the pool components that are above ground within visual sight and does not include any pressure testing, leak detection diving or repair of any item not within ideal operation.

Thank you for the opportunity to be of service.

Sincere thanks,
[REDACTED]

POOL/SPA & EQUIPMENT

Inspection was limited to those areas which are above ground, visible or accessible. Where leaks are a concern, a body of water can be analyzed with a leak computer to determine water loss. Also, a 24 - 48 hour observation of the pool water level can reveal possible water loss in an underground plumbing line, pool surface area or pool pump / filtration equipment. Invasive leak testing &/or pressure testing is a secondary type of test that will be recommended if need. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of back flush mechanisms is beyond the scope of this inspection. Pilot lights on LP gas pool heaters are not ignited during the inspection. No Electrical Bonding Testing of swimming pool surface, pool decking within 5 feet of water edge, metallic diving board stands/bolts, metallic slide legs/slide handrails/slide ladders, metallic pool ladders & handrails, metallic deck anchors that are not in use, metallic underwater fixtures for lighting, any metallic object underwater of pool or fastened to decking, and pump pad equipment area is performed at time of inspection and would recommend it be performed by a Licensed Electrician.

COLOR CODE KEY

RED LETTERING ON THE REPORT - indicates one or more of the following:

- Safety issue, possibly hazardous and recommend attention be given by a qualified professional.
- Item is defective/faulty and is vital to correct operation and/or healthiness of the swimming pool or spa.
- The information in red is for your knowledge of liability as a swimming pool owner.

ORANGE LETTERING ON THE REPORT - indicates one or more of the following:

- Item may or may not need attention immediately but could be a problem in the future.
- Item may need attention to prevent future damage.

PERIMETER FENCING

ENTRY GATE
ONE DEFECT(S)

Gate system(s) unsatisfactory due to the following reasons:

* Pedestrian gates should be self-closing & self-latching

POOL DECKING AREA

**DECKING
DEFECT(S)**

* Pool decking had visible defects at the time of inspection.

Recommend decking defect(s) be repaired to prevent future defect(s).

Recommend getting estimate(s) of repair.

* Crack(s) was / were noted in the pool decking at time of inspection.

Recommend crack(s) be kept sealed to prevent moisture entering and worsening this condition.

Recommend getting estimate(s) of this repair.

* Decking settled and / or lifted at time of inspection.

The difference in vertical elevation should not be greater than 1/4 inch.

This is potential TRIP / FALL HAZARD area.

Recommend decking be repaired or replaced as needed by a qualified professional.

Recommend getting estimate(s) of this repair.

* Deck drainage system appears NOT in good condition at time of inspection.

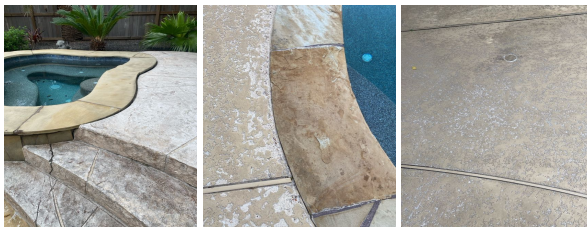
Recommend deck drain(s) be repaired / cleaned out.

Recommend getting estimate(s) of this repair.

Note:

No Electrical Bonding Testing was performed on any metal object connected with the pool swimming area at time of inspection. Recommend having a qualified professional perform a bonding test if desired.

Top coat needs replacing



**COPING
DEFECT(S)**

* Coping piece(s) loose at time of inspection.
This is a possible FALL HAZARD if coping becomes dislodged.

Recommend coping be repaired in this area to prevent possible physical harm.

Recommend getting estimate(s) of this repair.



POOL AUTO-FILL AREA

**POOL
AUTOFILL**

Autofill appears to be operating within normal limits at the time of inspection.



POOL SURFACE AREA

**STYLE OF
POOL**

Free Form Design

**POOL
DIMENSIONS:
LXW X AVG
DEPTH X 7.5**

Length (ft) 30-
Width (ft) - 15
Pool Depth:
Deep End (ft) - 6
Shallow End (ft) - 3.5
Avg. Water Capacity (gallons) - 18000

**POOL
SURFACE
MATERIAL**

Plaster/Gunite

**CONDITION OF
SURFACE**

Surface appears in usable condition at time of inspection.
The life span of a pool surface is dependent on several factors most of which includes the maintenance and upkeep of the pool water chemistry.

Note:
No Electrical Bonding Testing was performed on any metal object connected with the swimming area at time of inspection. Recommend having a Licensed Electrician perform a bonding test if desired.

**CONDITION OF
POOL TILE**



**DEFECTS OF
POOL TILE**

* Tile broken / missing at time of inspection.

Recommend tile be repaired or replaced.

Recommend getting estimate(s) of this repair.

* Tile had visible stain(s) / build-up at time of inspection.

Recommend a stain removal product / acid wash for pool tile depending on severity and stain type.

Recommend getting estimate(s) of this repair.

* Tile grout defective / missing / cracked at time of inspection.

Recommend grout be repaired or replaced.

Recommend getting estimate(s) of this repair.



IN-FLOOR CLEANING SYSTEM

**CLEANING
SYSTEM
DEFECT(S)**

In-floor Cleaning System was NOT operating within normal limits at time of inspection.

Recommend system be repaired for proper operation.

Recommend getting estimate(s) of this repair.



**CLEANING
SYSTEM
SKIMMER
DEFECTS**

* Skimmer lid cracked at time of inspection.
Possible FALL HAZARD if lid collapses when walked on.

Recommend skimmer lid be replaced.

Recommend getting estimate(s) of this repair.



SKIMMER(S) / FLOOR DRAIN COVER(S)

**SHALLOW-END
SKIMMER(S)**

Skimmer appeared to be operating within normal limits at time of inspection.

**DEEP-END
SKIMMER(S)**

Skimmer appeared to be operating within normal limits at time of inspection

**POOL FLOOR
DRAIN
COVER(S)**

Drain cover(s) appear to be in satisfactory condition and meet today's standards for safety.

Note:

* If drain cover(s) are older than manufacturer's recommended lifespan (usually 5 years from date of install), industry standards recommend drain covers be brought up to date with new drain covers and new hardware.

* Recommend monitoring drain covers frequently for proper operation.

POOL LIGHTING

**SHALLOW-END
LIGHTING
SATISFACTORY**

Light operational at time of inspection.

Note:

No Electrical Bonding Testing was performed on any lighting device connected with the pool swimming area at time of inspection. Recommend a Licensed Electrician perform a bonding test if desired.

**DEEP-END
LIGHTING
SATISFACTORY**

Light operational at time of inspection.

Note:

No Electrical Bonding Testing was performed on any lighting device connected with the pool swimming area at time of inspection. Recommend a Licensed Electrician perform a bonding test if desired.

SPA

**SPA SURFACE
MATERIAL**

Plaster / Gunite / Concrete

**CONDITION OF
SURFACE**

Surface appeared in good condition at time of inspection.

Note:

No Electrical Bonding Testing was performed on any metal object connected with the pool swimming area at time of inspection. Recommend having a Licensed Electrician perform a bonding test if desired..

**COPING
DEFECT(S)**

* Cracks was / were noted in the spa coping at time of inspection.

Recommend sealing cracks to prevent moisture from entering during freezing and worsening the condition.

Recommend getting estimate(s) of repair.

* Mortar missing / cracked in the coping joints at time of inspection.

This allows water to penetrate below coping and cause damage.

Recommend joint(s) be repaired.

Recommend getting estimate(s) of this repair.

* The mastic joint between the coping and the decking has no moisture sealant, or the sealant has become compromised, or the sealant is NOT correct per industry standards. Sealant prevents rain water from getting below the decking and potentially compromising pool integrity.

Recommend sealant be replaced.

Recommend getting estimate(s) of this repair.

**COPING
SAFETY
DEFECT(S)**

Coping piece(s) loose at time of inspection.

This is a POSSIBLE FALL HAZARD if coping becomes dislodged.

Recommend coping be repaired in this area to prevent possible physical harm.

Recommend getting estimate(s) of this repair.

**DEFECT(S) IN
SPA TILE**

* Spa tile broken / missing / stained at time of inspection.

Recommend tile be repaired or replaced.

Recommend getting estimate(s) of this repair.

* Tile grout defective / missing / cracked at time of inspection.

Recommend grout be repaired or replaced.

Recommend getting estimate(s) of this repair



**SPA DRAIN
COVER(S)
DEFECTS**

* Drain cover(s) potentially dangerous due to NOT completely meeting current Federal Safety Standards.

Safety standards recommend anti-entrapment drain cover(s) be designed to distribute intake water in the sides and top of cover to decrease the suction pressure on any one cover. This is a SAFETY ISSUE.

Recommend drain cover(s) be replaced.

Recommend getting estimate(s) for new drain cover(s).

Note:

For maximum safety protection concerning drain cover safety, we recommend installing a new SVRS (Suction Vacuum Release System) which, when triggered by a bather being over the drain cover, manipulates the circulation pump flow causing the pump to lose prime and allowing the bather to dislodge from the drain cover.

For maximum safety it is recommended to stay at least 12 inches away from any suction assembly on the floor or wall of the water vessel when pump(s) is/are in operation.

SPA LIGHTING



MECHANICAL PUMP SYSTEM(S)

MAIN
CIRCULATION
PUMP
DEFECT(S)

* Pump Lid Gasket appears to be leaking or letting water escape in a way NOT consistent with manufacturer design.

Recommend replacing pump lid seal to prevent leak.

Recommend getting estimate(s) of this repair.



WATERFALL /
SHEER
DESCENT
PUMP

Waterfall / Sheer Descent Pump appeared to be operating within normal limits at time of inspection.



IN-FLOOR
CLEANER
PUMP
DEFECT(S)

Motor is not working need to replace

FILTRATION EQUIPMENT**POOL D.E.
FILTER
SYSTEM**

Filter System was operating within normal limits at time of inspection.

However, we do recommend the grids inside the filter be cleaned for a reference point and for efficiency unless otherwise cleaned in the last 6 months.

Recommend getting estimate(s) for this repair.

**AUXILLARY
FILTER
DEFECT(S)**

*** Multi-port valve assembly is difficult to operate at time of inspection.**

This is evidence of failing components inside the multi-port.

Failing components in the multi-port could cause issues that allow water to drain through the plumbing waste line and cause possible pool damage.

Recommend replacing multi-port valve assembly.

Recommend getting estimate(s) of this replacement.

**SANITIZER SYSTEM(S)****NO SANITIZER
FEEDER**

**No Sanitizer Feeder System was connected to the body of water at time of inspection.
An adequate sanitizer feeder system is required by all industry standards.
THIS IS A SAFETY ISSUE.**

Recommend a sanitizer feeder system be added for proper water safety management.

Recommend getting estimate(s) of this repair.

HEATER(S)

**POOL
NATURAL GAS
HEATER**

Heater system NOT installed at time of inspection.
However, gas line was present in pool equipment area for potential installation of heater system.
Gas line and gas pressure was NOT tested at time of inspection.

Recommend consulting a qualified professional for installation of heater if desired.

AUTOMATION SYSTEM(S)

**AUTOMATION
SYSTEM**

Automation system operating within normal limits at time of inspection.

**AUTOMATION
SYSTEM BOND
WIRE**

ELECTRICAL PANEL / COMPONENTS

**ELECTRICAL
BREAKER(S)
UNSATISFACTORY**

The following breakers are unsatisfactory due to NOT properly GFCI protected or breaker is faulty.

Recommend getting estimate(s) of replacement(s):

- * **Electrical breaker for MAIN CIRCULATION PUMP**
- * **Electrical breaker for WATERFALL / SHEER PUMP**
- * **Electrical breaker for IN-FLOOR CLEANER PUMP**

**OUTDOOR
OUTLET(S)
UNSATISFACTORY**

**Outdoor outlet was NOT GFCI protected, or GFCI was broken, at time of inspection.
This is a SAFETY ISSUE.**

Recommend outlet be correctly GFCI protected.

Recommend getting estimate(s) for this repair / replacement.

PVC PLUMBING LINES / VALVES

PVC PLUMBING
LINES,
ELECTRICAL
ACTUATORS,
MANUAL BALL
VALVES,
CHECK
VALVE(S)

PVC equipment appeared to be operating within normal limits at time of inspection.

MISCELLANEOUS EQUIPMENT

MISCELLANEOUS
EQUIPMENT
DEFECT(S)

Overflow Grate was missing at time of inspection

DISCLAIMER PAGE

This is a report on the condition of the water environment(s) being inspected. The scope of the inspection is limited to those areas of the pool/spa/related equipment which were observable by visual external inspection from the ground surface. No pressure tests were performed on the plumbing. No equipment components were disassembled for the purposes of this inspection. This report is based upon the current condition of the environment at the time of inspection and does not affect future conditions that may yet arise. The report of findings is limited to the day and time of inspection and the inspector cannot be liable for future unforeseen malfunctions of any components and surfaces.

Any party relying on the report understands that the liability arising from the inspection on which this report is based shall be limited to the amount of the inspection fee paid.

THIS IS NOT A CONTRACT OR A BID, BUT A FORM FOR INSPECTION ONLY. IF ANY REPAIRS ARE NEEDED, OR IF WARRANTIES OR CONDITIONS OTHER THAN THAT STATED ABOVE ARE REQUIRED. A SEPARATE CONTRACT PROPOSAL SHALL BE PROVIDED.

This inspector does not guarantee the dimensional gallons of the pool/spa, but gives estimated averages on sizes of bodies of water based on industry-standard formulas, nor does the inspector make any other determinations of compliance or noncompliance with the residential pool/spa standards of the American Pool & Spa Professionals (APSP), or with local building codes or ordinances, except as specifically noted. The issuance of this report does not imply that the pool/spa complies with such standards, codes, or ordinances. Please contact your local codes department for current pool/spa standards, codes, and ordinances.

All open bodies of water, such as pools/spas, are dangerous and users are at risk of sickness and/or death if proper care and safety is not adhered to and monitored for both the homeowner and all guests that use this pool/spa.

We always recommend bringing the pool/spa up to current safety standards per federal and state regulations and cannot be held liable for the improper use of the pool/spa in question or held liable for the pool/spa that is not within the current code standards and the improper use thereof.