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NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. OPTIONAL SYSTEMS

### A. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Concrete, "PebbleTec" type finish

#### Comments:



*The inspector's opinion and operation of the pool/spa and equipment is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Pool/spa inspection, and resulting opinions and findings, is performed under the TREC Standards of Practice guidelines. Inspection is for the general condition and operation of the equipment, surfaces, coping and decking, etc. If possible, pumps, equipment, light(s), and spa blower will be operated. If a heater is present, general condition is inspected, and will be operated if conditions reasonably permit in the inspector's opinion. Inspection also includes general electrical and safety issues concerning the pool.*

*Levers and valve handles are not operated or changed during the inspection. Full evaluation and/or disassembly of the filter canister, leak detection testing, valve performance and conditions, equipment water pressure or total water volume turnover, water quality or water conditioning systems (salt water pool, automated chlorinators), and skimmer operation is beyond the scope of this inspection. Pool and spa equipment will be tested from general control panel(s) located at the pool equipment area. Remote panels or separate switches, as well as freeze guards are beyond the scope of this inspection.*

*Pool safety is a serious matter, and should be of utmost concern to the homeowner. Homeowner is advised to research pool safety guidelines, and keep them in effect. In addition, routine maintenance and care of the pool, spa, and equipment by a licensed pool professional is recommended. For more information, it is recommended to review <http://www.poolsafely.gov>, <http://www.cpsc.gov>, and a licensed and qualified pool contractor in your area.*

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*Lastly, if possible, it is recommended to consult with the owner/seller of the property to obtain any owners manuals, warranty information, service records, or any other information regarding the pool/spa equipment. If possible, it is recommended to consult with the owner/seller for a "walk through" of the pool/spa equipment. The owner/seller may have experience or knowledge of this equipment that could be beneficial to you in the future.*

Lighting for pool/spa was operational at time of inspection, and was GFCI protected.

Pool and/or spa appear to have multi-drain system in place. This safety feature is designed to prevent possible injury or drowning. Determination that this device is adequate for water flow/suction of pool/spa equipment is beyond the scope of this inspection.

**DEFICIENT ITEMS: SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT.**

- Recommend that the pool/spa and equipment be inspected and evaluated by a licensed and qualified pool company to determine extent of needed repairs.
- The pool pump/circulation system has large amount of air bubbles present at pool jets with system operating. This indicates some type of leakage on the suction side of the system.
- The pool heater was "short cycling" during inspection. Unit would light and run for short period of time and then shut off. Unit would repeat this process until turned off.
- The pool/spa gas heater supply bar has some minor rusting. This appears to be due to routine weathering.
- Observed disconnected or damaged equipment bonding wire. This is considered a safety hazard. Recommend consulting with a licensed and qualified pool contractor regarding correction of this deficiency.
- The pump(s) have damaged wiring connections with live exposed wiring.
- The pool equipment has damaged "pool level equipment" panel. Unit is damaged.
- The pool skimmer inlet does not appear to have the proper weir door installed. This device is designed to prevent debris from re-entering the pool from the skimmer area.
- The pool surface has damaged/cracked tile at the spa divider wall.
- Did not observe or find a backwash air gap device, showing that the pool/spa backwash system is routed to the city sewer. Current pool/spa installation standards would have an above ground air gap device. Current standards require backwash systems to be routed directly to the city sewer system.
- The pool/spa equipment present does not appear to be GFCI protected as would now commonly be installed.
- Gates at property leading to pool area are not correct for safety reasons. Gates to pool areas are required to swing outward from pool area, and be self closing/self latching.
- The property does not have a proper door alarm installed at pool area door(s) for child safety. Current pool safety standards call for door alarm to sound after short delay (approx 30 seconds) to alert occupants that door has been left standing open.
- The pool area gate latch is too low. Current requirements call for the gate latch to be 54" from the bottom of the gate for child safety concerns.
- Gate latch(s) present at property are operable from outside the gated area. Current pool safety standards call for gate latch operation only from inside the gated area. Recommend using locks on gates to help prevent risk of accidental entry into pool area.

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Air bubbles at jets.



Damaged pump with exposed wiring.



Damaged "pool level" equipment.



Heater "short cycles".

