



Comprehensive Pool and Spa Inspection Report

This document provides a comprehensive assessment of the pool and spa facilities at the property. It details the condition and operational status of each component associated with the pool and spa to inform internal review and maintenance planning.

Purpose of the Report

This report has been prepared by a certified pool and spa inspector to identify any potential issues with the pool and spa facilities. It aims to support internal decision-making by providing a clear overview of the condition and maintenance needs of the pool and spa, impacting property value and safety.

Address 2820 21st lane
Vero beach, Florida, 32960

Phone Number (785) 477-2665

Date Saturday, February 7, 2026

Time 10:30 AM

Paragraph:

Certified Inspection: The inspection was conducted by a professional certified in pool and spa evaluation, ensuring all assessments meet industry standards.

Detailed Evaluation: Each section of the pool and spa was carefully examined, including water quality, filtration systems, structural integrity, and safety features.

Objective Reporting: All existing and potential issues observed during the inspection are disclosed to facilitate informed decisions.

Conclusion: This report provides necessary information to assess the current state, predict future maintenance needs, and evaluate the value added by the pool and spa to the property.

Thank you for your attention to this important aspect of property evaluation.

Section 1: Water System Equipment (Initial Details)

What type of pool is this? (e.g., in-ground, above-ground, saltwater, freshwater) | ground

Enter the total volume of the pool in gallons | 9000g

Provide the dimensions of the pool area | 20x10

Water Clarity | Cloudy



Pump Details

Enter the type, model, and serial number of the pump Jandy flopro. 1.14 hp

Check for any corrosion, rust, leaks, unusual sounds, or pressure issues New

Pump basket Clear

Filter System Details

Enter the type, model, and serial number of the filter system Sta-rite. Pxc125

Check for any corrosion, rust, leaks, or improper sealing Good condition



Pump Overview

The pool circulation system was visually inspected for overall condition, operational status, installation quality, and visible signs of deterioration or leakage. The system is equipped with a Jandy FloPro circulation pump with an approximate 1.14 HP motor configuration.

During inspection, the following items were reviewed:

Pump housing and motor condition

Pump basket and lid assembly

Plumbing connections and unions

Electrical connections and conduit

Signs of active leaks, corrosion, or abnormal wear

General operational condition based on visual inspection

Observations

Jandy FloPro circulation pump was installed and connected to the filtration system at the time of inspection.

Pump housing and motor exterior showed normal cosmetic wear and weathering consistent with outdoor exposure.

Plumbing connections appeared securely routed into the equipment system.

Pump basket housing and lid assembly appeared intact and accessible for maintenance.

No major active leaks or significant structural damage were visibly observed during inspection.

Electrical conduit and wiring appeared connected at the time of inspection.

Technician Findings

Technician reported the pump basket was clear at the time of inspection.

Technician noted the pump appeared in newer condition with no major corrosion, rust, unusual sounds, or pressure concerns observed during inspection.

Recommendations

Continue routine preventative maintenance and pump basket cleaning to maintain proper circulation efficiency.

Monitor pump unions, lid gasket, and shaft seal periodically for developing leaks or air intrusion over time.

Have the pump professionally evaluated if excessive noise, vibration, or operational inconsistencies occur in the future.

Section 2: Plumbing and Valves

Pipes and Valves

Describe the type and condition of the pipes and valves. Include material type if known

Auto valves not operational. Jandy branded

All other valves are Jandy



Plumbing & Valves Overview

The pool plumbing and valve system was visually inspected for overall condition, routing configuration, accessibility, and visible signs of leakage or deterioration. The plumbing system consists of multiple PVC suction and return lines with both manual and automated valve controls integrated throughout the equipment pad.

During inspection, the following items were reviewed:

PVC plumbing lines and fittings

Manual and automated valve assemblies

Valve actuator condition and accessibility

Plumbing organization and routing

Signs of active leaks, corrosion, or deterioration

General serviceability of the equipment layout

Observations

Multiple plumbing manifolds and valve assemblies were installed throughout the equipment area to control circulation, spa operation, and water feature routing.

Several automated valve actuators were present and connected to the plumbing system.

PVC plumbing appeared professionally routed with accessible unions and fittings for servicing.

Plumbing components showed normal weathering and discoloration consistent with outdoor exposure and age.

Minor surface staining and age-related wear were visible on portions of the plumbing and older metallic components.

No major active plumbing leaks or significant structural damage were visibly observed during inspection.

Technician Findings

Technician noted the plumbing system utilized primarily Jandy-branded valves throughout the equipment configuration.

Technician reported the automated valve actuators were not operational at the time of inspection.

Recommendations

Have the automated valve actuator system professionally evaluated and repaired to restore proper automation functionality.

Continue routine inspections of valve seals, unions, and fittings for seepage or developing leaks over time.

Exercise manual valves periodically to help prevent stiffness and internal seal deterioration.

Monitor older plumbing components for signs of corrosion, cracking, or operational inefficiency as the system ages.

Section 3: Electrical Systems

Control Panel

Enter the model and serial number of the Aqua switches panels control panel

Electrical & Automation Overview

The pool electrical and automation systems were visually inspected for overall condition, accessibility, equipment integration, and visible safety concerns. The system includes pool automation controls, electrical service components, timers, relays, and automated valve control integration associated with the pool and spa equipment.

During inspection, the following items were reviewed:

Main automation and control panel condition

Electrical conduit and visible wiring

Timer and relay systems

Breaker accessibility and panel condition

Valve actuator integration and automation controls

Signs of corrosion, overheating, or moisture intrusion

General operational appearance of electrical equipment

Observations

Pool automation and electrical control systems were present and connected to the pool equipment at the time of inspection.

Electrical conduit and wiring appeared routed and protected through exterior conduit pathways.

Exterior control panels and electrical enclosures showed normal weathering consistent with outdoor exposure.

Equipment layout allowed reasonable access for servicing and maintenance.

No major visible signs of overheating, melted wiring, or severe corrosion were observed during the visual inspection.

Technician Findings

Technician identified the automation/control system as an Aqua Switches panel configuration.

Technician reported the automated valve control system was not operational at the time of inspection.

Recommendations

Have the automation and valve actuator systems professionally evaluated to diagnose and restore automated functionality.

Continue routine inspections of electrical enclosures, conduit fittings, and automation components for moisture intrusion or corrosion over time.

Ensure all electrical panels remain properly sealed and secured to help reduce weather-related deterioration.

Any repairs or modifications to pool electrical systems should be performed by a licensed pool electrician or qualified pool automation technician.

Lighting

List the types and quantities of deck and underwater lights Halogen in pool not operational in pool or spa

Check lights for operational status and any visible damage Not working



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electrician or qualified pool automation technician.

Section 4: Structural and Safety Features

Deck and Surrounding Area

Describe the condition of the deck and any surrounding features

1 large crack



Deck & Surrounding Area Overview

The pool deck and surrounding screened enclosure areas were visually inspected for overall condition, cleanliness, drainage, and visible signs of deterioration or safety concerns. The pool area features a screened enclosure with textured deck surfaces surrounding the pool perimeter.

During inspection, the following items were reviewed:

Deck surface condition

Visible cracking or surface deterioration

Screen enclosure condition from visible areas

Drainage and surrounding landscape impact

General cleanliness and accessibility

Safety and walking surface observations

Observations

Deck surfaces showed visible discoloration, organic staining, and dirt buildup in multiple areas consistent with outdoor exposure and environmental accumulation.

Minor surface cracking and cosmetic wear were observed within portions of the deck surface.

Screen enclosure structure and framing were present surrounding the pool area at the time of inspection.

Surrounding enclosure and deck areas appeared generally accessible for maintenance and servicing.

No major structural deck displacement or significant settlement was visibly observed during inspection.

Technician Findings

Technician noted the presence of one larger crack within the deck area during inspection.

Recommendations

Consider professional deck cleaning or pressure washing to improve appearance and reduce organic buildup.

Monitor visible deck cracks for future movement, widening, or deterioration over time.

Seal or repair cracks as needed to help reduce water intrusion and further surface deterioration.

Continue routine inspection of the screened enclosure and surrounding deck surfaces for damage, corrosion, or wear associated with weather exposure.

Section 6: Water Chemistry and Saltwater Equipment

Chlorine level	2
Alkalinity level (recommended levels-80-120PPM)	50
PH level (recommended level-7.5)	7.7
Calcium level (recommended level 150-400)	150
Water Temp	80

Type a question

Cya 60
Pool has algae

Pool Chemistry Overview

Water chemistry readings were taken at the time of inspection to evaluate overall water balance, sanitizer effectiveness, and conditions affecting pool cleanliness, equipment protection, and surface preservation.

Water Test Results

Free Chlorine: 2.0 ppm

Total Alkalinity (TA): 50 ppm

pH: 7.7

Calcium Hardness: 150 ppm

Cyanuric Acid (CYA): 60 ppm

Water Temperature: 80°F

Chemistry Assessment

Chlorine level was present but may be insufficient relative to the current algae condition observed in the pool.

Total alkalinity was below the generally recommended operating range and may contribute to unstable pH conditions over time.

pH level was slightly elevated but remained within a generally manageable operating range.

Calcium hardness was at the lower end of the recommended range for many pool surfaces and equipment systems.

Cyanuric acid level appeared within a functional range for outdoor pool stabilization.

Visible algae growth was observed during inspection, indicating active water quality and sanitation concerns at the time of evaluation.

Technician Findings

Technician reported visible algae presence within the pool at the time of inspection.

Recommendations

Perform algae treatment and corrective water balancing to restore proper sanitation and water clarity.

Increase and maintain appropriate chlorine levels during the algae remediation process.

Raise total alkalinity into the recommended operating range to improve water stability.

Continue routine brushing, filtration, and chemical monitoring throughout the treatment process.

Maintain ongoing professional water testing and preventative maintenance to reduce the likelihood of recurring algae growth.

Provide any Additional Comments or Observations





Additional Findings & Operational Concerns

During the inspection process, additional observations were noted regarding the spa system operation, equipment condition, and overall pool environment.

Observations

Visible algae growth and cloudy water conditions were present within the spa area at the time of inspection.

Organic staining and buildup were visible along portions of the spa and surrounding deck surfaces.

Surface staining and weathering were present on several older equipment components and metallic fittings.

The equipment area contained multiple aging plumbing and circulation components with visible exterior corrosion and wear consistent with prolonged outdoor exposure.

Spa Jet Pump Findings

The auxiliary pump associated with the spa jet system was identified during inspection.

Technician reported the spa jet booster/jet pump was not operational at the time of inspection.

Exterior corrosion and significant weathering were visible on the spa jet pump motor housing and associated components.

Due to the non-operational condition, the spa jet functionality could not be fully evaluated during inspection.

Recommendations

Have the spa jet pump professionally evaluated to determine if repair or replacement is required.

Further diagnostic testing of the spa jet system, controls, electrical supply, and associated plumbing is recommended.

Continue corrective algae treatment and water balancing to improve overall pool and spa water quality.

Monitor aging equipment components for additional deterioration, leakage, or operational failure as part of ongoing preventative maintenance.

Inspection Overview:

Certified Inspection: The inspection was conducted by a professional who is certified in pool and spa evaluation, ensuring that all assessments meet industry standards.

Detailed Evaluation: Each section of the pool and spa has been carefully examined, from the water quality and filtration systems to the structural integrity of the pool area and associated safety features.

Objective Reporting: Our goal is to disclose all existing and potential issues that were observed during the inspection. This transparency allows you to make the best decision regarding your home purchase.

Conclusion:

We understand that purchasing a home with a pool and spa is a significant investment, and our objective is to provide you with all the necessary information to make an informed decision. This report serves as a tool to help you assess the current state of the pool and spa, predict future maintenance needs, and evaluate the overall value they add to the home.

Thank you for entrusting us with this important aspect of your home buying process. Please review the detailed findings in the following sections to better understand the condition of your pool and spa.