

STATE OF SOUTH CAROLINA
RESIDENTIAL POOL INSPECTION REPORT



INSPECTION LOCATION

[REDACTED]
[REDACTED]

INSPECTED BY
Ray Hill, CPI
Direct Inspections, LLC
License # RBI 9446
Phone: 803-766-1250

INSPECTION DATE

📅 3/18/2022

🕒 10:30 a.m.

CLIENT CONTACT INFO

[REDACTED]

REAL ESTATE AGENT

[REDACTED]

TABLE OF CONTENTS

[POOL FEATURE](#)

FENCE AND GATE ►

POOL DECKING ►

POOL ►

POOL PUMP & FILTER EQUIPMENT ►

POOL SAFETY EQUIPMENT ►

PHOTO GALLERY ►



COMMENT KEY AND DEFINITIONS

The following definitions are used in this inspection report. Any recommendations by the inspector to **Repair** or **Replace** suggests further evaluation or replacement by a state licensed general contractor or a state licensed mechanical contractor.

✓ **INSPECTED - GOOD** = The inspector visually observed the item, component or unit and it functioned properly.

✗ **NOT INSPECTED** = The item, component or unit was not inspected. The reason for non-inspection is explained.

🔧 **INSPECTED - FAIR** = This item or component was operational but had some functional issues.

✗ **NOT PRESENT** = This item, component or unit is not in this home.

🔧 **REPAIR** = The item or component is not functioning as intended and needs further evaluation, adjustment or repair by a licensed contractor.

🔧 **REPLACE** = The item or component is not functioning as intended and or has been in operation beyond it's expected life or is obsolete and should be replaced with new.

💀 **SAFETY CONCERN** = The item, component or system needs immediate attention and is a hazard to life safety.

📝 **NOTE:** = The inspector has made a comment about an item, system or component.

This inspection was performed according to South Carolina Standards of the South Carolina Residential Builders Commission. Direct Inspections, LLC is not responsible for any discrepancies or discoveries included or not found. As this inspection report ages, the condition of this home and its components can change. This report in its entirety is valid for 30 days from the inspection date. After 30 days this report is null and expired.



POOL INSPECTION DETAILS

Pool Type: Residential Private Pool
In Attendance: Buyer, Seller, Buying Agent

Pool Capacity: gallons estimated
13230



INTRODUCTION

Pool inspections consider the whole pool environment as a general evaluation and it is not technically exhaustive. The intention of a pool inspection is to evaluate the current condition of all accessible pool components. Identify items that need repair to make the pool operational, safe and reasonable to maintain. The condition of the fence, gates, walkway, pool perimeter, slide, diving board, deck, rails, coping, lighting, structure, and other items of possible concern. The inspection may reveal that further specialized testing is warranted. • It is always recommended that adults and older children in this home take a CPR class with either the American Heart Association or American Red Cross.

This inspection was performed according to South Carolina Standards of the South Carolina Residential Builders Commission and follows the **International Swimming Pool and Spa Code (ISPSC)**. With recommendations from the **Consumer Products Safety Commission (CPSC)**

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DESCRIPTION

The ISPSC and the CPSC recommends that swimming pools, hot tubs, and spas containing **water more than 24 inches in depth** to be completely surrounded by a fence or barrier not less 48 inches in height above the finished ground level measured on the side of the barrier away from the pool (There are some limited exceptions) Openings in the barrier fence should not exceed 4" Gates should be equipped to accommodate a locking device. Pedestrian access gates should open outward away from the pool or spa, be self-closing and have a self-latching device.



STYLES AND MATERIALS: FENCE AND GATE

Pool Fence and gate:
Wood



ITEMS: FENCE AND GATE

DOOR CONDITON

✓ INSPECTED - GOOD

DOOR ALARMS

✗ NOT PRESENT

FENCE CONDITON

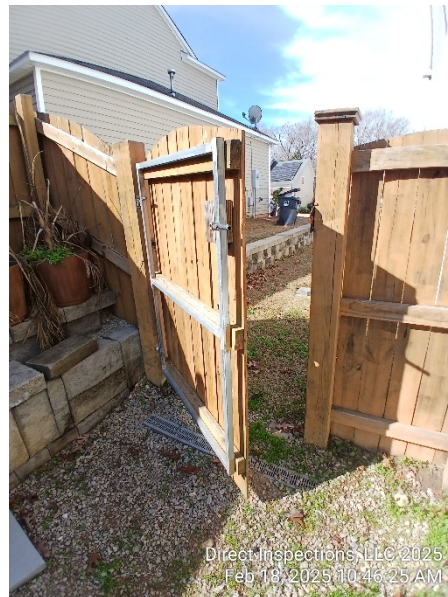
✓ INSPECTED - GOOD (48")

GATE CONDITION:

⚠ REPAIR

Note: The ISPSC is the industry standard that some insurance companies and HOA's may require compliance, some don't. I always recommend that pool owners make every attempt to comply with ISPSC standards to reduce liability. I would suggest contacting your insurance carrier with regards to fence and gate height, opening direction and self-closing and self-latching requirements they may have.

Both gates open inward which is incorrect and neither gate would self-close or self-latch.





POOL DECKING



DESCRIPTION

A deck or unobstructed access should be provided for at least 90 percent of the pool perimeter. The pool deck should be constructed of slip resistant material or have a slip resistant coating. The pool deck should not have uneven surface areas that may be a trip and fall hazard.



STYLES AND MATERIALS: POOL DECK

Primary Material:

Concrete

Secondary Material:

N/A



ITEMS: POOL DECKING

DECKING SURFACE CONDITION



INSPECTED - FAIR

There is some minor cracking around the handrail on the left side. These cracks should be sealed and monitored for further degradation.



Cracks

DECKING DRAINAGE



INSPECTED - GOOD



STYLES AND MATERIALS: POOL

Pool Type:
Vinyl Liner

Pool Construction:
In-ground

ITEMS: POOL

COPING

✓ INSPECTED - GOOD

HAND RAILS

✓ INSPECTED - GOOD

STEPS OR POOL ENTRANCE

✓ INSPECTED - GOOD

LINER OR SURFACE CONDITION

 REPAIR

The liner was installed incorrectly with a large wrinkle across the shallow end. The liner is faded and appears to be at least 5 years old. This liner may be reaching the end of its expected life.

Recommendation: Expect replacement of the liner within 2 years (approximately)



SKIMMERS

✓ INSPECTED - GOOD

RETURNS (JETS)

✓ INSPECTED - GOOD

DRAINS

✓ INSPECTED - GOOD



POOL PUMP AND FILTER EQUIPMENT



STYLES AND MATERIALS: POOL PUMP AND FILTER EQUIPMENT

Filter Type:
Sand

Pump Type:
Centrifugal

Heater:
Not present



ITEMS: POOL AND FILTER EQUIPMENT

PUMP

🚩 INSPECTED - FAIR

The pump has heavy corrosion and may be reaching the end of its expected life.
Recommendation: Expect replacement in less than 2 years (approximately)



Corrosion

PRESSURE GAUGE

🚩 REPLACE

The gauge is stuck and non-functional, Replacement is recommended.



Stuck

FILTER

✓ INSPECTED - GOOD

TRANSFER VALVE

✓ INSPECTED - GOOD

PLUMBING (ABOVE GROUND)

🚩 INSPECTED - FAIR

The PVC plumbing and valves are showing signs of UV wear and may have a limited life.

Recommendation: The application of paint on the exposed plumbing will help prevent UV damage.

Optionally a full cover may help extend the life of all the pump/filter components.



Exposed plumbing

HEATER

✗ NOT PRESENT

TIMER

✗ NOT PRESENT

SANITIZER

✓ INSPECTED - GOOD



POOL ACCESSORIES



ITEMS: POOL ACCESSORIES

DIVING BOARD

✗ NOT PRESENT

SLIDE

✗ NOT PRESENT



POOL SAFETY EQUIPMENT



ITEMS: POOL SAFETY EQUIPMENT

POOL ALARM

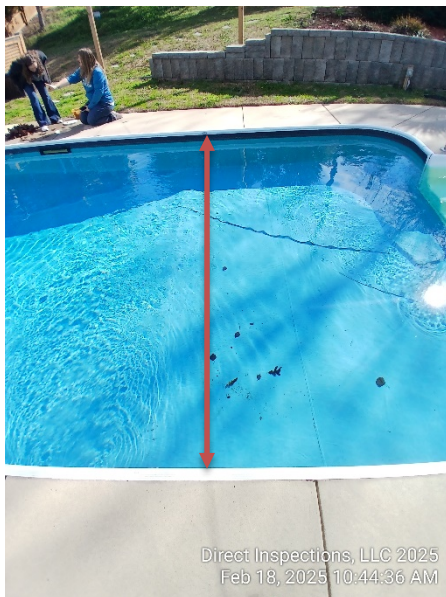
✗ NOT PRESENT

This pool is not equipped with a pool or water disturbance warning device.

ROPE LINE

🚧 REPAIR

A rope line separating the shallow end of the pool from the deep end of the pool may protect inexperienced swimmers from the risk of drowning. I would recommend the installation of a rope line.



Rope line missing

LIFE RING BUOY

✗ NOT PRESENT

There is no requirement for a Life Ring Buoy on a residential pool.

SAFETY HOOK

✗ NOT PRESENT

There is no requirement for a Life Ring Buoy on a residential pool.

DEPTH MARKERS

✗ NOT PRESENT

Depth markers are not required for this residential pool

ANTI-ENTRAPMENT DRAIN OR COVER

✗ NOT PRESENT

SAFETY VACUUM RELEASE SYSTEM (SVRS)

✗ NOT PRESENT

This pool is not equipped with a SVRS system.

MOTION SENSING CAMERA

✗ NOT PRESENT

This pool is not equipped with motion sensing cameras.

SAFETY SIGNAGE

✗ NOT PRESENT

There are no safety signs in place at this pool, although not required, the insurance carrier should be consulted to define, if any, the required signage.



PHOTO GALLERY

The following photos were taken during the inspection and have been included in this report for documentation purposes



Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9



Image 10



Image 11



Image 12



Image 13



Image 14



Image 15



Image 16



Image 17



Image 18



Image 19

END OF GALLERY



SUMMARY

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the pool or pool systems; or warrants further evaluation by a specialist, or requires subsequent observation.** This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the client read the complete report.

DISCLAIMER

Home inspectors are not required to report on the following: The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components.