

## SWIMMING POOL INSPECTION REPORT

Provided by PhD Pools, LP

TICL #384

PROPERTY ADDRESS: 5015 Ossineke Ct.  
The Woodlands, TX 77386

Inspection Fee: \$150.

INSPECTION DATE/TIME: 04/03/18 @ 2p

Weather Conditions: Sunny and Dry.

### VISUAL ASSESSMENT OF STRUCTURE:

INTERIOR FINISH: There are 3" diameter chlorine stains in the pool plaster from tabs being put directly into the pool. There is a possibility that the stains can be removed by draining and cleaning the pool with an acid wash, however the pool may need to be refinished to remove the stains. There are some rust stains in the plaster as well.

1. Waterline...There is calcium build up on the waterline. This is not uncommon and routine cleaning is expected.
2. Coping...There is coping is in good condition.
3. Decking/drainage...The pea gravel concrete around the pool area is cracked in many places. It is not uncommon to see some hairline cracks, however the cracks are wider than normal. You can stand back and see where the raised deck area on both side of the pool has settled away from the pool area. We would recommend reinforcing the footings under the raised deck area to prevent more settling.
4. Elevation...the elevation of the pool in relation to the house and yard is good.
5. At no time during the inspection did we pressure test the pipes to see if there were any underground leaks. If you would like leak detection done, we would recommend [www.americanleakdetection.com](http://www.americanleakdetection.com)

### MECHANICAL EQUIPMENT:

1. Skimmers...There is a significant leak in skimmer on the North side of the swimming pool. There is water leaking out onto the lower deck. We would recommend having the pool leak detected to ensure there are no other underground leaks.
2. Main drain(s)...dual anti-entrapment.
3. Returns...Good.
4. Lights...The GFCI for the pool light is located by the equipment and it is working properly. The two pool lights do not sync up. They are supposed to be the same color at the same time.
5. Water feature(s)...The negative edge has two dedicated pumps. The deck jets have a valve an on/off valve at the equipment.
6. Pool Pump...variable speed.
7. Filter...The filter pressure is on the high side. It was 31 PSI today. Normal PSI is around 18 to 22. This can be caused by a dirty filter, or the Variable Speed Pump needs to be programmed to run at a lower RPM. We would recommend doing both.

8. Heater...the heater is working properly.
9. Valves...There is a leak at a valve by the pool equipment. We don't believe the valve is pool related.
10. Chemical feeder...The salt system is not working. It has been abandoned since it is difficult at best to keep salt in a pool that is leaking. We tested the chemistry today and there was no chlorine in the pool. Again, most likely due to the leak and having to continuously add fresh water.
11. Auto cleaning equipment...good.
12. Bond wire...good. 102.7.1 in the International Residential Code (IRC).
13. Gas meter...good.
14. Equipment pad...good.
15. Fill line and overflow...the pool has an auto-fill in the catch basin. The pool is equipped with an overflow.
16. Fences and Gates... When a home has a swimming pool, the gates leading to the pool area need to be self-closing and self-latching. The yard gates are not up to current standards. 305.3 ISPSC (International Swimming Pool and Spa Code).
17. Overhead electrical line...none.
18. Slide/diving board...none.
19. Spa...Three of the back jets in the spa are not getting air flow when the blower is on. This may be caused by an obstruction, or possible issue with the line itself.
20. Time clocks and controls...the outside controller is good. The inside controller is working properly.
21. This equipment is freeze protected. 307.5 ISPSC.
22. The equipment is labeled.
23. When the home acts as a barrier to the swimming pool, any opening windows with a sill height of less than 48" and any door that lead out to the pool area need to have a pool alarm installed unless the pool cover is on. 305.4 ISPSC
24. Water chemistry...no chlorine and no salt. We did not test for metals in the water. Only calcium hardness, total chlorine, free chlorine, pH, total alkalinity, and cyanuric acid.

NOTICE: This is a report on the condition of a swimming pool as inspected by the firm named below. The scope of the inspection was limited to those aspects of the pool and related equipment, which were observable by visual external inspection from the ground surface. No pressure tests were performed on the plumbing and none of the pool equipment components were disassembled for purposes of this inspection. This report includes only those conditions, which were observable after a reasonable examination of the pool in normal operating condition on the date of the inspection. The inspection firm makes no representations as to existing conditions of the pool and related equipment other than as set forth herein and observable by inspection in the manner set forth above. Allowances will have been made if the pool is operational. The inspecting firm **MAKES NO WARRANTIES, EXPRESS OR IMPLIED**, relating to the present condition of the pool and/or equipment nor suitability for continued service. Any party relying on this report understands that the liability of the inspecting firm, 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 IS NOT A JUDGMENT AS TO COMPLIANCE WITH APSP STANDARDS.

INSPECTED BY: Lyle McManus, President of the General Partners, CPOi  
PhD Pools, LP  
7 SWITCHBUD PLACE STE. 192C-421  
THE WOODLANDS, TX 77380  
281-825-1105  
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