

NO-HIGH-TECH-INSPECTION-REPORT-PROPERTY

INSPECTION PERFORMED BY

TEXAS REAL ESTATE



INSPECTION SERVICES, INC

"The State of Home Inspections"

INSPECTOR:

Jonathan E Lang
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REPORT INFORMATION

PREPARED FOR:

Mr. Pool Client

PROPERTY ADDRESS:

Pool Inspection Address, Pool Inspection City, TX 77999





1. VISUAL ASSESSMENT OF THE STRUCTURE

Recommended web sites for swimming pool information.

1. The National Swimming Pool Foundation - www.nspf.org
2. The National Environmental Health Association - www.neha.org
3. Association of Pool and Spa Professionals - www.apsp.org
4. Pentair Water - www.pentairpool.com

Styles & Materials

POOL STYLE:
RECTANGLE

SURFACE MATERIAL:
GUNITE(CONCRETE)

APPROXIMATE SURFACE AREA:
SQUARE FOOTAGE
Extra Info : 450

APPROXIMATE CUBIC AREA:
CUBIC FOOTAGE
Extra Info : 2700

AVERAGE DEPTH:
FEET
Extra Info : 6

APPROXIMATE VOLUME:
GALLONS
Extra Info : 19980

Items

A. TILE AND GROUTING

Comments: Good

All tile and grouting appear to be in nominal condition at the time of inspection. Some calcium carbonate deposits are present on the water wall. These can be removed with muratic acid and a scrub brush. The source is moisture leaching through the grout.



A. Picture 1



A. Picture 2

B. INTERIOR FINISH

Comments: Good

All finishes appear to be nominal.



B. Picture 1



B. Picture 2

C. DECK INTERFACE WITH POOL

Comments: Good

Deck interface is nominal. No heaving or shifting was noted.



C. Picture 1

D. POOL DECK SURFACES

Comments: Good

No cracks noted. No damage.



D. Picture 1



D. Picture 2

E. EXPANSION JOINTS

Comments: Good

All expansion joints are in good condition.

F. COPING

Comments: Good

All coping is smooth in texture and securely mounted. No loose or broken areas that face the pool and can result in injury to occupants were noted at the time of inspection.

G. AREA DRAINS

Comments: Good

Drains are in place and appear to have a positive slope to the drain.



G. Picture 1



G. Picture 2

H. OTHER

Comments: None

I. CHEMICAL STORAGE

Comments: Good

All chemicals should be stored according to manufacturers instructions.

2. DECK/ELECTRICAL EQUIPMENT

Items

A. SKIMMER(S)

Comments: Good

All pool skimmers are in nominal condition.



A. Picture 1



A. Picture 2

B. LADDER/HANDRAILS/STEPS/WALL SEATS

Comments: Good

Steps, Ladders or wall seats are available at both ends of the pool.



B. Picture 1



B. Picture 2



B. Picture 3

C. MAIN DRAIN COVER

Comments: Good

All drain covers are of the anti-vortex variety as required by today's standards.



C. Picture 1



C. Picture 2

D. ANCHORS

Comments: None

E. INLETS

Comments: Good

Weirs are functioning normally at the inlets. Weirs are integral to proper pool function.

F. LIGHTS/GFI TESTED

Comments: Good

All electrical outlets within 10' of the pools surface or pool equipment is protected by GFCI.

G. EQUIPMENT GROUNDING/BONDING

Comments: Good

All electrical equipment appears to be properly bonded and grounded.



G. Picture 1



G. Picture 2



G. Picture 3



G. Picture 4



G. Picture 5

H. ROPES

Comments: None

I. DIVING BOARD/PLATFORM

Comments: Good

Diving platform and slide appear to be secure and in good condition.



I. Picture 1





I. Picture 2


J. COVERS

Comments: None

K. FENCE, GATES AND OTHER ACCESS EQUIPMENT

Comments: Poor

-  (1) Recommendations are that a fence should be in place which is a minimum of 4' in height, non-climbable, a maximum of 4" clearance from the grade to the bottom of the fence and no more than a 4" spacing between bars or pickets. The current fence meets all requirements with exception of the non-climbable aspect. A temporary fence, specially designed for pool use should be considered for installation.
-  (2) Current requirements are that the gate should open away from the pool, be self closing and latching and the latch should be positioned so that a small child cannot access the latch from outside the gate. The positioning of the latch should be a minimum of 18" from the top of the gate. If the gate is metal, a grate with maximum 1/4" spacing should be placed so that an area of 18" around the latch is protected from access by a child.

-  (3) Current requirements for door latch height to prevent access to the pool area is 48". There should also be an alarm mounted on the door that is audible for a minimum of 30 seconds to alert the homeowner to the fact that someone has entered the pool area from the home.

3. MECHANICAL AND PLUMBING EQUIPMENT

Items

A. PUMPS/MOTORS

Comments: Good

Circulation, vacuum and water feature pumps appear to be functioning as intended and is properly grounded.

Flow and turnover rates were not calculated for this pool. Pool water should be turned over at a minimum of 1x per 3 hours.



A. Picture 1



A. Picture 2



A. Picture 3



A. Picture 4

B. FILTER

Comments: Good

Filter pressure is nominal, between 20 and 40 psi. No leaks were noted upon inspection. Pressure of 20 psi or less generally indicates a need for filter cleaning.



B. Picture 1



B. Picture 2



B. Picture 3

C. HEATER

Comments: Good

The heater was switched on and fired as expected. Maximum temperature is 104 degrees as required. Just as with a heater in the home, pool heaters should be regularly maintained to provide for long term use.



C. Picture 1



C. Picture 2

D. PIPING

Comments: Good

No leaks or damage was noted at the time of inspection. Recommend painting all exposed PVC plumbing lines to slow the deterioration rate due to UV light.



D. Picture 1

E. JET NOZZLES

Comments: Good

All jet nozzles are present and appear to have good flow rates.

F. VALVES

Comments: Good

All valves and valve handles appear to be in nominal condition. All remotely actuated valves were found to perform as needed when activated from the remote panel or in service mode from the exterior panel.



F. Picture 1



F. Picture 2



F. Picture 3



F. Picture 4



F. Picture 5

G. CHEMICAL FEEDERS**Comments:** Good


Chlorine and bromine feeder is present and appears to be in nominal condition.



G. Picture 1

H. GAUGES**Comments:** Good

All gauges seem to function normally. All lenses are clear and easily read.

I. AUTOMATIC CLEANING EQUIPMENT**Comments:** Fair Pool Sweep tail section does not sweep as needed. This action is critical to proper pool cleaning. Correct as needed.

I. Picture 1



I. Picture 2

J. TIME CLOCK/CONTROLS**Comments:** Good

Main and remote control panels appear to function normally.



J. Picture 1



J. Picture 2

K. AIR BLOWERS**Comments:** Good

Spa blower is functional and responds to normal controls.

L. FILL LINES**Comments:** Good

Fill line is functional.



L. Picture 1



L. Picture 2

M. ALTERNATE SANITIZING SYSTEM

Comments: Good

Alternate sanitizing system is present and is without visible damage.



M. Picture 1

N. WATER FEATURES

Comments: Good

Water features were activated and functioned normally from control panels.



N. Picture 1



N. Picture 2



N. Picture 3



N. Picture 4



N. Picture 5

O. SWITCHES

Comments: Good

P. SPA CONTROLS

Comments: Good

All spa controls at the spa and panels responded normally.



P. Picture 1



P. Picture 2

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Texas Real Estate Inspection Services, Inc

General Summary



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Fax 832-202-0236
TF 866-905-0413

Customer

Mr. Pool Client

Address

Pool Inspection Address
Pool Inspection City TX 77999

The following items or discoveries indicate that these systems or components **do not function as intended** or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary may not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. DECK/ELECTRICAL EQUIPMENT

K. FENCE, GATES AND OTHER ACCESS EQUIPMENT

Poor



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3. MECHANICAL AND PLUMBING EQUIPMENT

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I. AUTOMATIC CLEANING EQUIPMENT

Fair



Pool Sweep tail section does not sweep as needed. This action is critical to proper pool cleaning. Correct as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; 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; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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