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SWIMMING POOL AND SPAS

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Information

Skimmer: **Skimmer door**

A skimmer door or floating weir is present.

Pumps:: **Pump types:**

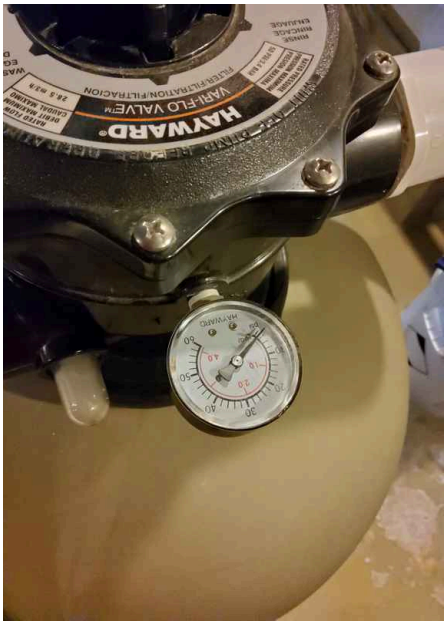
Variable speed

Piping and valves:: **PVC plastic**



Filters:: Guage Pressure

0 psi



Heater: Heating type

Natural gas

Heater: Btu rating

Unknown

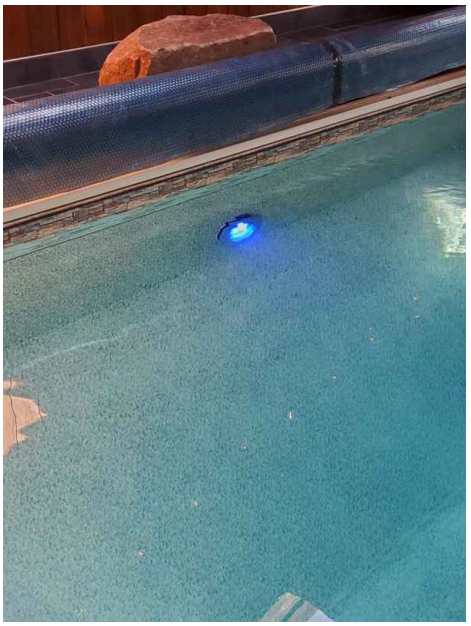
Lighting: GFCI or transformer protection

Lighting, Via transformer

GFCI must be tested routinely for proper function.

Lighting: Lighting is operable

Pool light is operable.



Pool area decking: Pool Area Decking Sloped away from pool?

Not Applicable

Accessories: T cell

Not Present

T cells require monitoring and routine maintenance.

Accessories: In-line chlorinator present



Limitations:: Underground conditions unknown

Underground erosion, settlement and/or compaction can occur seen or unseen from the pool deck. Soil movement may cause damage to piping or joints resulting in leaks. We recommend routine leak checking as these conditions may occur at any time.

General: Pool and Spa Safety Information:

Pool and Spa Safety Information:

For up to date pool safety recommendations go to the following:

Pool Safely

and

Red Cross Pool Safety

General: Type of Pool/Spa:

Inground Pool

Always monitor for cracks, efflorescence, rust, etc that may indicate issues not detected during this inspection. We can perform electronic leak detection, sounding and level 1 dye testing for a fee.

General: Water line

Pools are usually leveled with a water or laser level. When tile line is out of level with the water, it may indicate movement of the pool tank. When tanks move, they can damage piping and cause leaks. It is recommended that you always monitor and have your pool tested for leaks on a routine basis.

General: How to conserve chlorine

Multiple ways to conserve chlorine plus alternatives to chlorine in this great article from Swimming Pool Superstore, How to conserve chlorine

Type of construction: Interior Finish Material:

Vinyl liner

The average life expectancy of Diamond Brite or Pebble Tech (exposed aggregate), with proper chemical treatment and maintenance, is about 12-14 years. Always monitor for cracks, efflorescence, rust, etc that may indicate issues not detected during this inspection. Under-water inspection services are available by specialized contractors. Pool shell finish was inspected using the Hamel scrape method however it is not possible nor feasible to test every square foot.

Type of construction: **Advanced leak testing performed**

None

Advanced techniques were used to test this pool for water leaks.

Drains:: **Drain Type(s):**

Has anti-vortex/safety type drain cover

Regardless of when pool was constructed or safety drain was required, we always recommend newer/safer type.

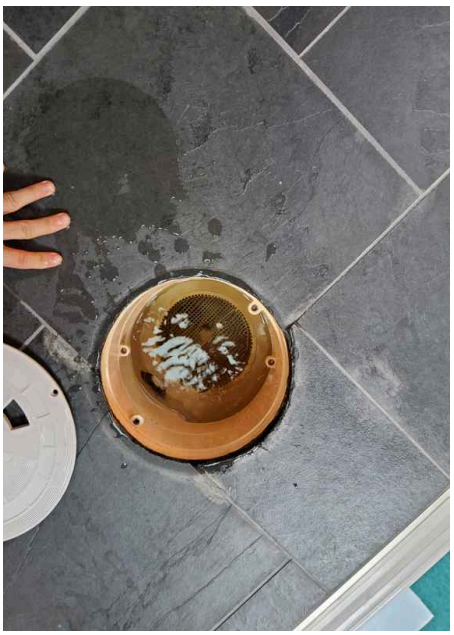


Drains:: **Replace every 10 years**

Manufacturers require drain cover replacement every 10 years. Check with seller when this was last done and budget accordingly.

Skimmer: **Skimmer**

Skimmer cover and basket are removed. No visible cracks at this time.



Piping and valves:: Valves:

Manual

Though not required, inspector may operate manual valves to verify system function and check for leaks. It is not the responsibility of the inspector to repair leaks that occur after normal operation of valves.



Filters:: Filtration Type:

Sand

Most filters require cleaning/backwashing when pressure reaches #20, read manufacturer's suggestions. Yours is at 15 Bleeder valve is functioning.



Heater: **Gas heater serviceable**

Gas unit installed and operable when tested. Flow switch operated. Bond wire present. Gas shut off valve and drip leg present at unit.

Lighting: **Equipment Bonding:**

Pump(s), Heater

Pool equipment bonding has been in the NEC since 1962. In a standard/visual inspection, bonding verification is done by sight identification only. Advanced electronic inspection techniques and testing that confirm bonding and stray voltage are available for a fee. We would also recommend a yearly safety inspection, please notify our office and we would be happy to schedule your routine safety inspection.

Pool area decking: **Decking Type:**

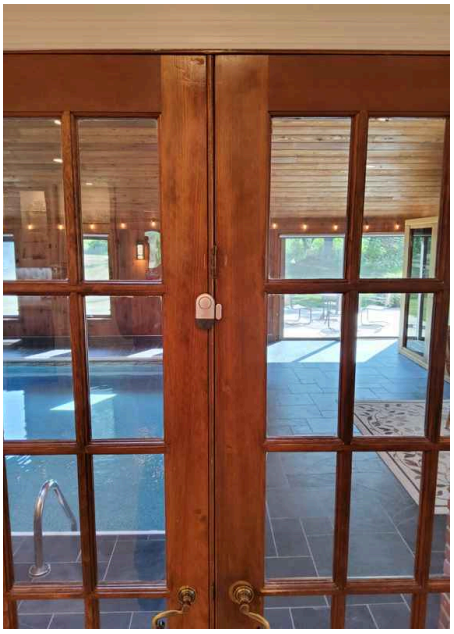
Exterior tile

Cracks are common, always monitor for future movement. Deck drainage generally appears serviceable. Compacted soils below decking can cause stress cracks to piping and connections which is a common cause of unseen leaks. It is therefore recommended that you leak test routinely.

Fencing/Safety Devices:: **Pool Barriers:**

Door & window alarms, Pool removable cover

Today's standards may require additional barrier/alarm systems that inhibit child access to pool area. You may wish to incorporate safety upgrades.



Limitations

General

POOL SHELL CONDITION

Guarantee of pool shell and/or leakage is beyond the scope of this inspection. Adequacy of filter, chlorinator or water quality cannot be established.

Type of construction

INTERMITTENT WATER LEAKAGE

It is always possible for debris to fill a crack and stop a water leak. When the pool surface is cleaned, debris can be washed away re-instating the leak. For this reason, we recommend routine leak checking to minimize leaks and concealed erosion.

Pumps:

OLDER EQUIPMENT HAS HIGHER PROBABILITY OF FAILURE

The older the equipment, the higher the probability of failure. If you are not prepared for or your budget does not allow for any unexpected repairs, we highly recommend a full home warranty that includes pool pumps.

Piping and valves:

INDOOR POOL VISIBILITY LIMITED

Due to the valve being in the Basement and running underground to the pool. Therefore all plumbing pipes could not be fully evaluated.

Filters:

STANDARD POOL INSPECTION

In a standard pool inspection, the inspector never opens a filter.

STANDARDS OF PRACTICE