

Table of Contents

POOLS & SPAS

2

POOLS & SPAS

The visible areas of the vessel, drains, lights, waterline tiles, coping, decking, ladders and accessories were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation. Determining whether the vessel or underground pipes leak and disassembling of any equipment is beyond the scope of the inspection. Operation of time clock motors and thermostatic temperature controls were not verified during a visual inspection. Pilot lights on gas pool/spa heaters are not lit during the inspection. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

SAFETY ENCLOSURE

1601 ENCLOSURE:

[SC] The property boundary fencing, self-closing gate(s) and self-closing garage service door(s) were being used as the pool safety enclosure. This provides a measure of safety from children. Direct access was still possible through the building. We recommend installing alarms/self-closing devices on all of the doors that access the pool and/or spa area for child safety. [SC] The gate latch was in the wrong location. We recommend correcting the condition(s) noted for child safety. [SC] The gate closer was missing. We recommend correcting the condition(s) noted for child safety.

SWIMMING POOL INFORMATION

1603 VESSEL/SHELL:

Materials: concrete and plaster in-ground installation.

1604 DECKING:

Materials: elastomeric polymer coating over an concrete surface.

1605 COPING:

Materials: stone.

SWIMMING POOL CONDITIONS

1606 VESSEL/SHELL:

The vessel/shell surface was serviceable with signs of aging/wear.

1607 DECKING:

[CR] There were cracks/damaged spots noted in the pool decking. We recommend correcting the condition(s) noted. [SC] Uneven sections were noted in the decking surface. This condition is a trip hazard. We recommend correcting the condition(s) noted. [NOTE] area by step up.

1608 COPING:

The coping was serviceable.

1609 WATERLINE TILES:

The waterline tiles were serviceable.

1610 SKIMMER:

The skimmer and basket were serviceable.

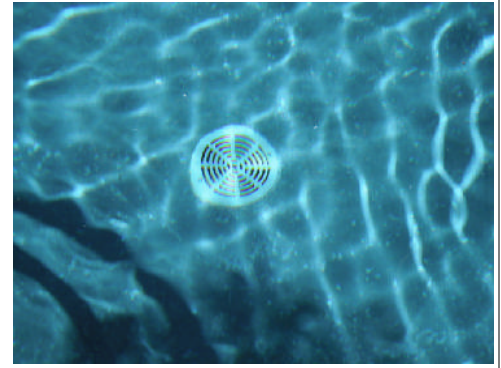
1611 POOL LIGHT:

The pool light(s) functioned during the inspection. [SC] The GFCI protection device for the pool light(s) failed to function. We recommend correcting the condition(s) noted.

Inspection Report Exclusively For: John and Jane Doe

1612 POOL DRAIN:

[SC] The drain cover(s) were the old type/design that present a safety hazard due to suction entrapment. We recommend the cover(s) be replaced with the safety/anti-vortex type.

**1616 COMMENTS:**

[RU] Recommend installing a handrail system at the pool stairs as a safety feature.

SPA/HOT TUB INFORMATION

1618 VESSEL/SHELL:

Materials: concrete and plaster in-ground installation.

1719 DECKING:

Materials: elastomeric polymer coating over a concrete surface.

1620 COPING:

Materials: stone.

SPA/HOT TUB CONDITIONS

1622 VESSEL/SHELL:

The vessel surface was serviceable.

1623 DECKING:

The spa decking was serviceable.

1624 COPING:

The coping was serviceable.

1625 WATERLINE TILES:

The waterline tiles were serviceable.

1628 SPA DRAIN:

The drain cover(s) were the safety/anti-vortex type and appeared serviceable.

1629 WATER JETS:

Water flow was noted at the jets.



PUMPING & ELECTRICAL EQUIPMENT CONDITIONS

1632 FILTER PUMP:

The pump/motor functioned.

Inspection Report Exclusively For: John and Jane Doe

1633 JETS PUMP:

[CR] Leaks were noted at the pump/piping connections. We recommend correcting the condition(s) noted.

**1634 SWEEP PUMP:**

The pump/motor functioned, [NOTE] same as filter.

1636 BLOWER:

[FE] The air blower failed to function. We recommend further evaluation and corrections by a specialist in the appropriate trade. [CR] Switch cover is missing parts. We recommend correcting the condition(s) noted.

1637 FILTER:

Diatomaceous earth, [NOTE] The filtration system appeared serviceable.

1638 GAUGE:

The pressure gauge was serviceable.

1639 CHLORINATOR:

[NOTE] These units are outside the scope of the inspection and are not inspected. We recommend further evaluation by a specialist in the appropriate trade.

1640 VISIBLE PIPING:

The visible piping, valves and connections appeared serviceable.

1641 HEATER:

Natural gas, The heater functioned. [RU] Annual inspections/maintenance is recommended for the pool heater equipment.

1642 BONDING:

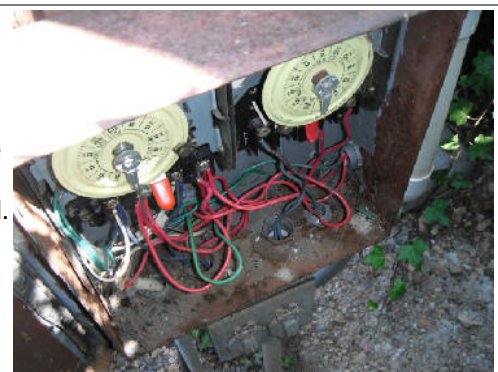
The equipment and metal components of the pool/spa appeared to be bonded.

1643 GFCI DEVICE:

[SC] The GFCI protection device for the pool/spa light(s) failed to function. We recommend correcting the condition(s) noted.

1644 CONTROLS:

[SC] A number of breakers were not labeled clearly. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs. [NOTE] main and sub-panel. [SC] The wire protector was missing from the timer. We recommend correcting the condition(s) noted.



Inspection Report Exclusively For: John and Jane Doe

1645 COMMENTS:

[FE] We recommend further evaluation of the conditions noted by a specialist in the appropriate trade. [FE] Recommend inquiring about control feature present at pool/spa equipment area. [NOTE] We recommend the system(s) be demonstrated to the buyer(s).

