



Detect and Inspect LLC

Powered by  QuickInspect



Inspection Report

17th Feb, 2024 - 5:44 pm
1708191883UTCC

PROPERTY ADDRESS:

220 Private Road 7017 , Frankston, Texas 75763

House | 3000 sqft | 4 bedrooms | 3 bathrooms | Year Built 2024



INSPECTED BY:

Tim Hastings



COMPANY:

Detect and Inspect LLC



Lindale , Texas 75771



9039449323



tim@detectandinspect.net



Scan for Web
Report

Visual Assessment Of Structure

Tile and Grouting

Statuses: Good

Comments

Tile and grout

Working as intended





Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

Interior Finish

Statuses: Fair

Comments

Low water level and sand

Due to heavy sand on the day of inspection not all of the interior was able to be viewed. Heavy sand at the bottom of the pool and the pool unable to retain water could be a sign of inadequate filtration system or sand siphoning into the pool from cracked pipe. Suggest further evaluation from a qualified pool technician.



Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

page 4 of 37

Powered by  QuickInspect

220 Private Road 7017 , Frankston, Texas 75763

Low water level and sand

Heavy sand and the lack of water retention suggest pool has a leak/or crack in the lines. Suggest further evaluation from a qualified pool professional technician.

Severity Level: recommendation



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

page 5 of 37

Powered by  QuickInspect

Deck Interface with Pool/Spa

Statuses: Poor, None

Comments

Concrete

Areas of improvement needed in concrete deck. Areas are rough and cracked. 1st picture is a surface crack and should be sealed. Cracks around skimmer are not surface cracks and show signs of a through crack.





Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

220 Private Road 7017 , Frankston, Texas 75763

Concrete

Concrete around the skimmer should be sealed to keep out insects and water deterioration. Cracks in concrete on each side of the skimmer should be removed and replace. This is due to poor design of foundation under the slab. This is not a surface or expansion crack.

Severity Level: recommendation



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

page 8 of 37

Powered by  QuickInspect

Caulking/Expansion Joints

Statuses: Fair

Comments

Rock to Concrete

Rock to concrete should be sealed to keep from deterioration.



Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

Coping

Statuses: Good

Comments

Defects

Deck Equipment



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

Skimmer(s)

Statuses: Good

Comments

Skimmer

Working as intended on the day of inspection



Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

Ladder(s)

Statuses: None

Comments

Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

Handrails

Statuses: None

Comments

Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

Main Drain Cover

Statuses: Good

Comments

Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

Anchors

Statuses: None

Comments

Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

Inlets

Statuses: Good

Comments



Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

Lights/GFCI

Statuses: Poor

Comments

Luminaries

Lights were not working at the time of inspection.



Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

220 Private Road 7017 , Frankston, Texas 75763

Light Breaker

The breaker that controlled the lights would not stay engaged and kept tripping. Suggest further evaluation and correction as deemed necessary from a licenced electrician.

Severity Level: recommendation



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

page 18 of 37

Powered by  QuickInspect

Ropes

Statuses: None

Comments

Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

Fittings

Statuses: None

Comments

Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

Diving Board/Water Slide

Statuses: None

Comments

Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

Cover(s)

Statuses: None

Comments

Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

Fencing

Statuses: None

Comments

POOL BARRIER FENCE

The pool fence is required to be a minimum of {48"} in height with a maximum of {2"} clearance at the bottom

Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

Gate(s)

Statuses: None

Comments

POOL BARRIERS

Under current standards; all pool entrance gates should open outward away from the pool area and be equipped with a self-closing and self-latching device. The latching mechanism is required to be a minimum of {54"} from the bottom of the gate and a secondary release device located on the pool side at a minimum of {3"} from the top of the gate

Defects

Mechanical Equipment

Pumps/Motors



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

Statuses: Poor

Comments

Pump

1.85 Hayward Tristan XE variable speed pump Model M48AB55A04



Defects

Switch

Pump switch is stuck. Would not turn off without shutting off breaker inside the house. Suggest correction repair or replace Certified license, pool, professional.

Severity Level: recommendation

Ground

Is not properly grounded. This is considered a safety issue. That should be immediately resolved. Recommend correction by a qualified pool service technician.

Severity Level: safetyHazard



Emergecnny shut off

An Emergency shut off is required. An emergency shutoff switch shall be provided to disconnect power to recirculation and jet system pumps and air blowers. Emergency shutoff switches shall be: provided with access; located within sight of the pool or spa; and located not less than 5 feet (1524 mm) horizontally from the inside walls of the pool or spa.

Severity Level: safetyHazard

Filter

Statuses: Good

Comments



Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

Heater

Statuses: None

Comments

Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

Piping

Statuses: Fair

Comments

Pipes

PVC pipes are labeled as required



Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

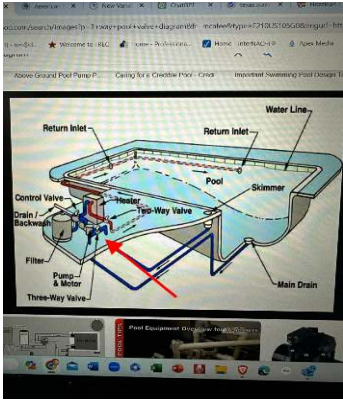
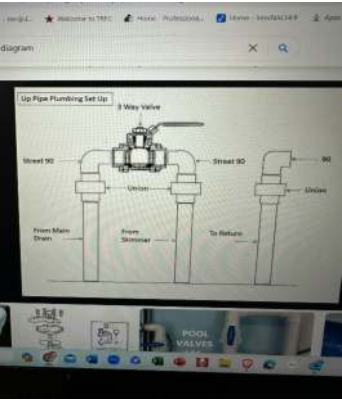
Valves

Statuses: Poor

Comments

Missing 3 way valve to control skimmer suction

Missing valve to control skimmer suction. Skimmer suction is needed in order to use maintenance cleaning hose to clean the bottom of the pool.



Filter valve

Filter valve would not move. Either way stuck in place.



Defects

Filter valve

Unable to move valve in either direction. Valve was stuck. Suggest repair/replacement by qualified pool service professional.

Severity Level: recommendation



220 Private Road 7017 , Frankston, Texas 75763

3 way valve

3 way valve should be installed between the skimmer and dain lines to help control water flow.

Severity Level: recommendation



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

page 32 of 37

Powered by  QuickInspect

Chemical Feeders

Statuses: Good

Comments

Salt cell

In line salt, attached



Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

Gauges

Statuses: Good

Comments



Defects



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

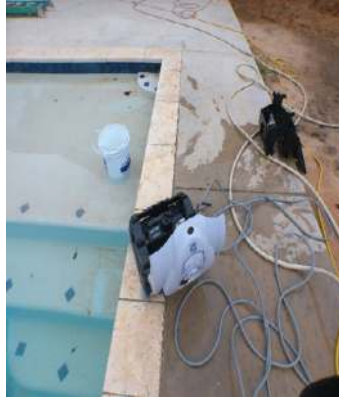
Automatic Cleaning Equipment

Statuses: Good

Comments

Automatic cleaning

The automatic cleaner worked, however, it was not permanently installed. The unit will need to be plugged into a GFCI permanently located.



Defects

Mechanical cleaning device

Suggest permanently installing the mechanical cleaning device. Must be connected to GFCI receptacle. on the day of inspection, unit was plugged into an extension cord

Severity Level: recommendation

Time Clocks / Controls

Statuses: Poor

Comments

Timer

Timer would not turn on or off. Timer was in a constant on. Black knob on the timer did not have any effect turning on or off the timer. The only way to shut down the unit was with a breaker upstairs inside the home. Timer unit is not secure to the post and should be corrected.



Defects

Switches

Statuses: Poor, None

Comments

Defects

Kill switch

Pools are required to have an emergency Killswitch or someway to turn off the pump at the pump. The timer and pool pump button would not be considered appropriate for an emergency switch.

Severity Level: recommendation



Detect and Inspect LLC

9039449323

tim@detectandinspect.net

page 37 of 37

Powered by QuickInspect