

Pool Inspection Report

Prepared Exclusively for : Mr. and Ms. Smith

On 7/1/2020

For the Property Located at: 1234 Main St. Bethesda Md 20817



Inspection performed and report prepared by:
Howard Weiss

APSP/PHTA Certified Service Professional,
PPSO&NSPF Certified Pool Operator, & NSPF Certified Pool Inspector
PPSO and CSP Instructor



MDHIC# 17047

Howard Weiss
11739 Cherry Grove Dr.
Gaithersburg MD 20878
301-370-0712
Howard.Weiss.CWI@Outlook.com

Scope & Purpose of Pool Inspection

This pool inspection is intended to provide the Client identified above with an overview of the pool's overall condition and to identify performance issues or safety hazards which may be helpful in the Client's decisions regarding the property. It is designed to identify material defects and performance issues of the pool and its components that may affect functionality as they exist **at the time of the inspection**. I do not guarantee or warranty any components or systems of the pool inspection and no warranty is made with regards to the efficiency or expected lifespan of any component.

The pool inspection being performed for Client identified above is a non-invasive visual inspection. The inspection includes a visual examination of visible portions of pool systems, components or structures; barriers and gates; present and accessible equipment such as, lights, pumps, heaters, filters, covers and maintenance items; and related electrical and mechanical connections. It is not intended to be technically exhaustive and diagnostics and repairs will not be performed.

This inspection specifically excludes deficiencies that are normally remedied during routine maintenance and which generally do not interfere with the functionality, safety or presentation of the pool system. The inspector is not expected to come into contact with pool water, to disassemble or assemble components, or to inspect inaccessible or concealed features during this examination. The inspection does not evaluate equipment calibrations or programming.

This pool inspection does not determine the structural integrity or identify leakage of any non-visible portions of the pool, including underground plumbing. Below ground pools may have inherent defects which are not visible during the inspection. The only way to thoroughly examine the pool shell and its underground piping may be to drain the pool and/or perform a pressure test or leak detection service. Should you desire a more thorough inspection of the pool, please discuss this prior to the start of this service to determine the additional costs and benefits of such a procedure.

I assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, liability is limited to liquidated damages in an amount not greater than the fee you paid. Client waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home or pool. Client acknowledges that this liquidated damages is not a penalty, but that it is intended to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee.

The inspection is not intended to determine compliance with installation guidelines, manufacturer specifications or building code compliance, though parts of the pool inspection may rely on the current PHTA/APSP/ANSI-5 Standard for Residential Inground Swimming Pools. The pool inspection and report are not a substitute disclosure for real estate transactions that may be required by law.

The inspector shall prepare a written final inspection report for the sole use and benefit of the identified Client. The inspection report shall identify and describe the inspected systems and components and shall identify any issues observed during the inspection. The report may also detail any recommendations for the remedy of said defects.

Client acknowledges that they have read and understood all the terms, conditions, and limitation of this contract and voluntarily agrees to be bound thereby and agrees to pay the inspection fee of \$350.

Client Signature: Signature on file, see original document

Inspector Signature: Signature on file, see original document

AROUND THE POOL

FENCE – GATE – BARRIERS:

N/A BAD OK

OBSERVATIONS: The gates are not self-closing and or self-latching.
The house is the 4th wall of the fence and all the doors leading to the house do not have door alarms.
The fence gates needs repair to be an appropriate barrier to entry



RECOMMENDATIONS: The gates should be repaired and equipped with hardware to make them self-closing and latching.
Door alarms should be installed to protect the pool area from entry by young children.
Repair the fence gates to be an appropriate barrier

COPING - TILE:

N/A BAD OK

OBSERVATIONS: The tile are in ok condition
23 feet of the coping stones are hollow.



RECOMMENDATIONS:
The coping should be repaired in the future as listed

DECKING:

N/A BAD OK

OBSERVATIONS: The deck is in ok condition

RECOMMENDATIONS:
Pressure washing and bleach will help remove moss



SKIMMER - WEIRS - BASKETS:

N/A BAD OK

OBSERVATIONS: The skimmers were ok
The skimmer basket is cracked and should be replaced

RECOMMENDATIONS: Replace skimmer basket with a B-9 basket or equivalent



WINTER COVER - DECK HARDWARE:

N/A BAD OK

OBSERVATIONS: The winter cover is in fair condition given its age

RECOMMENDATIONS: None
Do not store a mesh cover in a shed or garage on the ground. Mice will nest in the cover and eat the cover causing substantial damage.



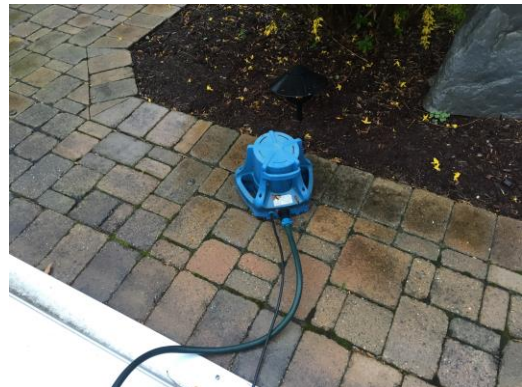
COVER PUMP:

N/A BAD OK

OBSERVATIONS: The cover pump was in good condition.
located.

RECOMMENDATIONS:

A submersible pump is used to remove the accumulation of rainwater from the pool to maintain the water level below the skimmer and tile, during the freezing times of the winter. It can be placed on the second step and turned on as needed unless it is the automatic type.



IN THE POOL

FINISH - SURFACE:

N/A BAD OK

WHITE PLASTER

OBSERVATIONS:

The plaster is in ok condition and is relatively smooth to the touch given its age.

The plaster shows some light staining to the surface in the deep end

RECOMMENDATIONS: None



MAIN DRAIN(S) - SUCTION FITTINGS:

N/A BAD OK

OBSERVATIONS: The drain covers look to be VGB compliant.

RECOMMENDATIONS: None



RETURN FITTINGS:

N/A BAD OK

OBSERVATIONS: The return fittings were ok

RECOMMENDATIONS: None



IN-FLOOR CLEANING SYSTEM:

N/A BAD OK

OBSERVATIONS: The cleaning system seems to be working properly.

RECOMMENDATIONS: None



UNDERWATER LIGHTS:

N/A BAD OK

OBSERVATIONS: The pool light was working properly. It is a color changing LED type light

RECOMMENDATIONS: None



AT THE EQUIPMENT PAD

PUMP(S) – MOTOR(S):

N/A BAD OK

OBSERVATIONS: The pump is working properly. Some corrosion on the motor is visible.

RECOMMENDATIONS: None



PUMP STRAINER - PUMP BASKET:

N/A BAD OK

OBSERVATIONS: The pump strainer and basket are ok

RECOMMENDATIONS: None

The oring on the pump should be lubricated with a silicone lube on a regular monthly basis

FILTER:

N/A BAD OK

TYPE: DE SIZE: __ FNS 60 __

OBSERVATIONS: The filter is working properly.

RECOMMENDATIONS: None, Clean pressure is 16
The filter should be cleaned or backwashed when the pressure on the gauge increases 10 PSI over the clean starting pressure



CHLORINE GENERATOR:

N/A BAD OK

OBSERVATIONS: The Generator seems to be operating properly

RECOMMENDATIONS: None

The cell should be inspected monthly and chemically cleaned as needed.

The expected life of a cell is about 5 years so replacement may be needed soon.

Adjust the output on the unit based on your water test results and bather load.



TIMER(S) - CONTROLLER:

N/A BAD OK

OBSERVATIONS: The timer is in good condition.

RECOMMENDATIONS: None

Adjust time setting as needed. The pool should run 8-12 hours per day for proper filtration.



HEATER(S):

N/A BAD OK

OBSERVATIONS: The heater was working properly. The heater raised the pool water temperature 2 degrees during the inspection.

RECOMMENDATIONS: None. Heat pumps on pools will condensate during running. This is normal and expected



ELECTRICAL SYSTEM AND BONDING:

N/A BAD OK

OBSERVATIONS: The Bonding wire is connected to the system components correctly
The GFCI is testing properly

RECOMMENDATIONS: The GFCI breakers should be tested monthly by pressing the yellow test button.



VALVES - PLUMBING - PIPES:

N/A BAD OK

OBSERVATIONS: The pipes and valves were ok

RECOMMENDATIONS: None



OVERALL IMPRESSIONS:

The pool is in relatively good condition except for the above listed items. As pools age certain items need to be repaired on a regular basis. Some items are damaged from the wear and tear and other items get fatigued due to the chemical and water environments they must live in. While we have very durable products all have an expected life. We can extend this with proper water chemistry and care. Please check with us about our free pool schools on water chemistry and pool books. Also we offer custom training classes on your pool. It is always a good Idea to consult the owner's manuals for the pool equipment on your pool to make sure you are using it correctly and safely.

The tile on the face of the steps leading from the pool on both sides of the house are delaminating and are in need of repair.

