

SWIMMING POOL

The swimming pool was an in-ground salt water pool covered by a plaster finish. The pool equipment was located at the side of the house.



Control Panel

The control panel was functional at the time of the inspection. We operated the controls in the “Service” mode to turn on the various pumps, filter, heater, water feature, lights, etc. and the panel was functional.



Salt Cell

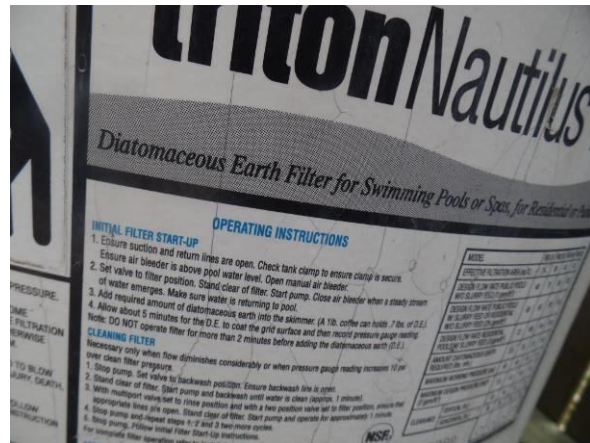
The pool was equipped with a salt cell that produces chlorine from the salt that is added to the pool. The salt cell is connected to the control panel, which monitors the amount of salt in the pool water. The control panel showed the concentration of salt to be low, and further investigation by a pool service company who should make any needed repairs.

Obtain Cost Estimate



Pool Filter

The pool filter was a diatomaceous earth filter that was functional at the time of the inspection, and showed an operating pressure of 23 psi. This is within a normal range of operation, and no repairs are recommended.





Pumps/Motors

The exterior metal casings on the pump motors were bonded to a grounding wire(s), which ran underground. We could not determine where the wire(s) was terminated.



Heater

The furnace was operationally checked at the time of the inspection, and the burners did come on, and were operated for approximately 5 minutes. The furnace was manufactured by Hayward, and no repairs were observed to be needed.



Piping Above Ground

A leak was observed in the piping at the recirculation pump.

Obtain Cost Estimate

Backflush Valves

The backflush valve was not operated at the time of the inspection. We not operate the valve due to the possibility of damaging the valve during changing the position of the valve.



Blower

The spa blower was functional at the time of the inspection.



Pool Surface

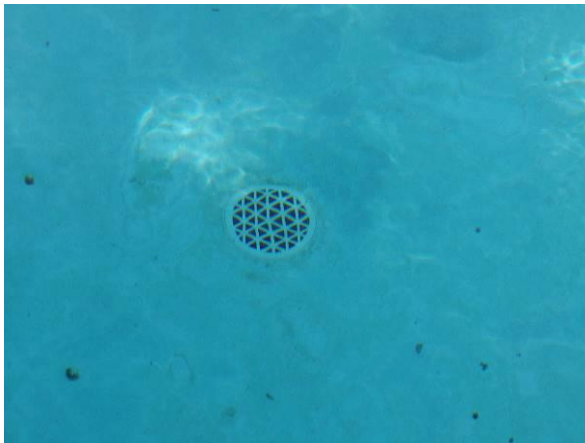
The surface of the pool was beginning to spall, and the plaster finish has only a limited amount of remaining life. It can be anticipated that the pool will need to be replastered in the next few years.



Bottom Cover

The bottom drain for the pool only contained one inlet, which can be a potential hazard for entrapment. We observed that the bottom drain was equipped with a flat type of cover that has a potential for entrapment. It is recommended that the flat cover be replaced with an approved raised cover to reduce the potential for entrapment.

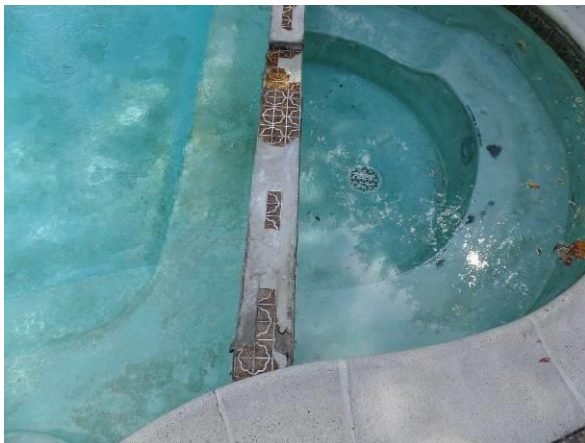
Obtain Cost Estimate



Waterline Tiles

The waterline tiles were cracked or damaged, and need to be repaired or replaced.

Obtain Cost Estimate



Coping

The coping tiles were in generally good condition at the time of the inspection, with no repairs needed.

Pool Deck

The joint between the concrete deck and the coping tiles needs to be sealed.

Obtain Cost Estimate



Pool/Spa Light

Both the pool and spa lights were functional at the time of the inspection, and were protected by a Ground Fault Circuit Interrupt device, which was also functional at the time of the inspection.



Polaris Pool Sweep

The Polaris pool sweep was functional at the time of the inspection, was observed to be moving across the pool in a normal fashion.



Fence/Gate

The gate to the back yard was not equipped with a self-closing, self-latching mechanism.

Obtain Cost Estimate



Water Feature

The water feature was functional at the time of the inspection.



Pool Fill Line

The pool fill line was functional at the time of the inspection, and was equipped with a backflow preventer device. No leaks were present at the time of the inspection.

