



SAFE HOUSE

Property Inspections LLC

POOL INSPECTION REPORT

1234 Crystal Clear Pool Ln

Prepared For:

Summer Swimming



Inspector: Marquise Singletary

Agent: Top Real Estate Agent -

757-418-0944

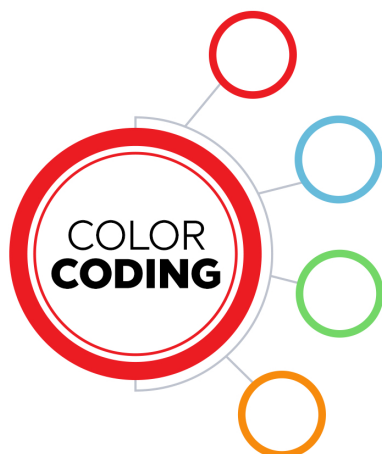
SafeHousePropertyInspections.com

Reading the report

USE OF PHOTOS AND VIDEO AND GLOSSARY

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

To view videos and review highlighted glossary terms in the report the PDF should to be downloaded and viewed with a full PDF reader such as Adobe. If videos are in report the caption will state "**CLICK to VIEW VIDEO**" and there will a narrative to discuss content of video.



TEXT COLOR SIGNIFICANCE

RED text are comments of significant deficient components, safety issues or conditions which need attention, repair, or replacement. System with multiple observed issues will be directed to a list of observed conditions in the report, a complete evaluation by a professional contractor is recommended to determine if any hidden conditions exist. These comments are also duplicated in the Report Summary page(s)

BLUE text are observations and information regarding deficiencies which are less significant or discretionary, but correction is still advised. Limitations that may have restricted the inspection associated with an area will also be listed.

GREEN text will provide a link to additional information regarding a variety of different subjects important to your home and will also provide additional understanding of topics discussed in the report.

ORANGE highlighted text allows you to place your cursor over the word for definitions or additional information regarding the term in the report. .

UNDERSTANDING REPORT NARRATIVES

"IMPROVE": Denotes improvements which are recommended to help prevent issues from occurring. These may be items identified to be upgraded to meet modern construction and/or safety standards.

"FYI": For Your Information: Denotes additional general information and/or explanation of conditions, safety information, cosmetic issues, and useful tips or suggestions for home ownership.

"LOCATION": All reported locations are areas where the issue is mainly present but may not limited to that area. All necessary corrections should be made where condition exists.

When there are "**multiple issues**" found with a system we report that "**multiple issues**" were present and list the issues identified in the report. We recommend that systems with "**multiple issues**" be evaluated by a qualified contractor to determine if there are any latent or hidden issues present that can only be found with a more invasive inspection.

Recommendation to have "**repaired as needed**". A qualified contractor should evaluate the system to ensure that all necessary repairs are made including items that may have caused the damage.

***FOR THE PURPOSE OF THIS REPORT ALL DIRECTIONAL REFERENCES TO THE HOUSE WILL BE MADE AS IF ONE WERE FACING THE FRONT OF THE HOUSE**

Pool and Spa

1. General Information

The pool inspection was limited to those areas which are above ground or water level. The pool and spa inspection is conducted in accordance with Safehouse's own Twenty-one point inspection for residential swimming pool and spa inspections. No warranty expressed or implied, is intended or offered by Safe House Property Inspections with regard to the pool or spa inspection.

Proper pool maintenance is the key to avoiding major expenses. Many homeowners enjoy taking care of the pool themselves, however if you are not one of them a pool company can do everything needed to your pool throughout the season. We recommend inquiring with the seller about the service history of the pool.

NOTE: We recommend all repairs/maintenance to the pool and equipment be performed by a professional, competent and qualified pool technician.

1.1. While we could not determine the exact age of the pool, it is clearly an older pool. Anticipate higher maintenance cost as a result of the age of the pool and it's components.



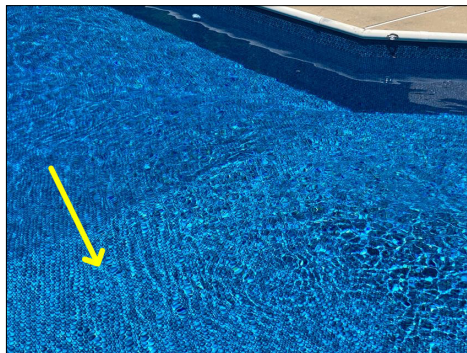
2. Shell Observations

The property had a vinyl pool installed. The liner has a typical life expectancy of 5 to 10 years depending on maintenance. It is prudent to monitor the vinyl liner due to the possibility of tears or rips. Proper maintenance and water chemistry balance is needed.

Proper pool maintenance and water chemistry is the key to avoiding major expenses. Multiple factors can affect the chemistry over time, and it is not tested during the inspection.

Many homeowners enjoy taking care of the pool themselves, however if you are not one of them a pool company can do everything needed to your pool throughout the season. We recommend inquiring with the seller about the service history of the pool.

2.1. Fading of the liner was indicative of chemical damage or age. We recommend asking seller when the liner was installed. Typical life expectancy of a vinyl pool liner is 7-12 years.



Faded vinyl liner

3. Barrier Issue Observations

A door in the wall of a building that served as a part of the safety barrier had no alarm. Such doors should be equipped with an alarm that complies with modern safety standards.

3.1. The gate was not self latching or closing which should be corrected safety.



Pool gate information

4. Pool Deck Observations

4.1. There was cracking observed at the pool deck. We recommend sealing to prevent further damage during freeze/thaw cycles. Location:

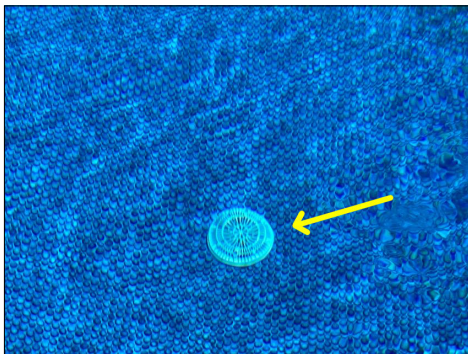


Deck cracking

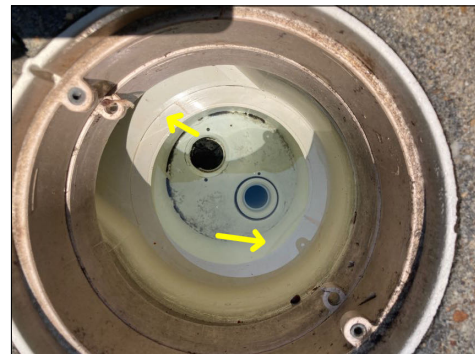
5. Drain and Skimmer Observations

It is critical to ensure that all pools and spas have drain covers that are compliant with the Virginia Graeme Baker Pool & Spa Safety Act (VGB Act) to avoid entrapment hazards, which occur when powerful suction from the water circulation system in a pool or spa causes someone to become trapped underwater.

5.1. The skimmer crock was cracked, and may be allowing water to leak. You should have repaired as needed.



Main Drain - older style



Crack in skimmer - bottom, settlement in skimmer - top

6. Steps or Ladder Observations

6.1. The pool ladder was not secure and needed correction.



Loose ladder



Railing

7. Cleaning System Observations

7.1. No pool cleaner was observed. We recommend asking seller if one is available.

8. Filter Observation

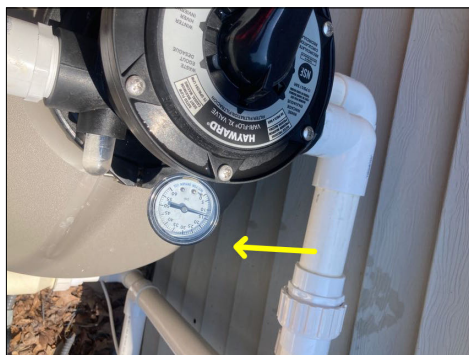
The pool filter was a sand filter. Ideal pressure 10-20 psi, but each pool is a little different. As the filter becomes dirty the pressure will increase. Generally an increase in pressure of 5-10 psi indicates a need to clean the filter.

FYI: Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Testing of any backflush mechanisms is beyond the scope of this inspection.

8.1. No issues were observed.



Sand Filter



Pressure gauge functional



Backwash line underground

9. Pump Equipment Observations

Pumps are responsible for circulating water and chemicals throughout the pool. Pool pumps vary in price depending on their size and efficiency. Another consideration is the level of noise emitted by the pump. Since pool pumps must run regularly to do their job properly, quieter models may be preferable.

Pump Manufacturer: Hayward

Motor: 1 HP

The pump was functional, but was older. Average life of pump is about 5-10 years and cost is \$450-1200. Many times just the motor can be replaced.

9.1. The pool pump was very noisy and should be evaluated for repair or replacement.

9.2. The booster pump had a lot of rust and corrosion. not in use, we recommend removal of the booster pump.



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Rust and corrosion - booster pump

10. Pipe and Valve Observations

The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period, or testing, and is not performed during the pool inspection. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment.

We recommend having pipes properly labeled. We will label during POOL SCHOOL if you choose to utilize.

10.1. There were no issues observed with the visible piping.

11. Chlorinator Observations

11.1. A salt cell was present. These typically have a life expectancy of 3-5 years, and require cleaning. Recommend asking seller the age of the cell and the service history.

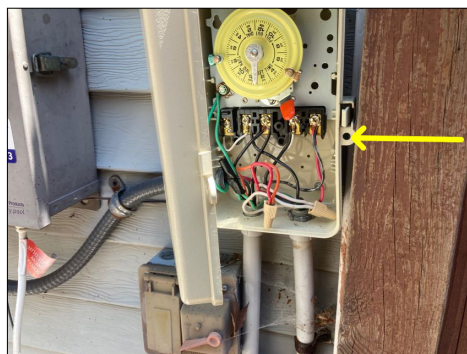


Salt cell

12. Timer Box Observations

FYI: Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection.

12.1. The shock guard was missing which is a shock hazard and should be installed.



The shock guard was missing which is a shock hazard and should be installed.

13. Pool Light Observations

13.1. The pool light was functional and **GFCI** protected.



Pool light functional

14. Pool Safety

The link below provides education on maintaining a safe swimming pool environment.

<http://safehousepropertyinspections.com/pool-safety-publications>

14.1. Diving boards can be dangerous and are responsible for injuries every year. You should consult with your insurance company to determine if removal is prudent.



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Report Summary

<i>Pool and Spa</i>		
Page 2 Item: 2	Shell Observations	2.1. Fading of the liner was indicative of chemical damage or age. We recommend asking seller when the liner was installed. Typical life expectancy of a vinyl pool liner is 7-12 years.
Page 3 Item: 3	Barrier Issue Observations	3.1. The gate was not self latching or closing which should be corrected safety.
Page 3 Item: 4	Pool Deck Observations	4.1. There was cracking observed at the pool deck. We recommend sealing to prevent further damage during freeze/thaw cycles. Location:
Page 3 Item: 5	Drain and Skimmer Observations	5.1. The skimmer crock was cracked, and may be allowing water to leak. You should have repaired as needed.
Page 3 Item: 6	Steps or Ladder Observations	6.1. The pool ladder was not secure and needed correction.
Page 4 Item: 9	Pump Equipment Observations	9.1. The pool pump was very noisy and should be evaluated for repair or replacement. 9.2. The booster pump had a lot of rust and corrosion. not in use, we recommend removal of the booster pump.
Page 5 Item: 12	Timer Box Observations	12.1. The shock guard was missing which is a shock hazard and should be installed.

POOL CLOSING SERVICE



AS THE COLD WEATHER APPROACHES HCJ POOLS SERVICES WILL PREPARE YOUR POOL FOR THE OFF SEASON TO KEEP IT IN GOOD SHAPE FOR NEXT YEAR.

BASIC POOL CLOSING AND WINTERIZE SERVICE:

- TEST AND BALANCE WATER
(DOES NOT INCLUDE CHEMICALS)
- SKIM SURFACE AND SCRUB WALLS
- BLOW OFF POOL DECK AND EQUIPMENT PAD
- BACKWASH FILTER
- LOWER WATER LEVEL TO THE BOTTOM OF SKIMMER
- ADD WINTERIZING CHEMICALS
(DOES NOT INCLUDE CHEMICALS)
- DRAIN ALL LINES
- PLUG RETURNS AND SKIMMERS
- REMOVE LADDERS AND HANDRAILS
(ONLY IF REMOVABLE)
- REMOVE PLUGS AND DRAIN HEATERS, PUMPS AND FILTERS
- LUBRICATE MULTIPORT VALVE AND PUMP LID O-RING
- INSTALL SAFETY COVER

ADDITIONAL SERVICES

- INSTALL VINYL POOL COVERS
- WINTERIZING SPILL-OVER SPAS
- BREAKING DOWN AND CHEMICALLY CLEAN DE AND CARTRIDGE FILTERS
- BLOW OUT ALL LINES
- INSTALL COVER SYSTEM FOR WATER FEATURES

*CONDITION OF POOL MAY AFFECT PRICE



FOR QUOTE EMAIL OFFICE@HCJPOOLSERVICES.COM OR CALL (757) 271-8822

POOL OPENING SERVICE



LET HCJ POOL SERVICES GET YOUR POOL ENJOYMENT SEASON UP AND RUNNING.

WE DO THE WORK, YOU JUMP IN AND ENJOY.

OPENING VISIT INCLUDES:

- REMOVE AND PUT AWAY COVER
- REMOVE FREEZE PLUGS
- RE-INSTALL DRAIN PLUGS ON POOL EQUIPMENT
- RE-INSTALLING HANDRAILS AND LADDERS
- SKIMMING SURFACE, SCRUBBING WALLS & VACUUMING
- BLOW OFF POOL DECK AND EQUIPMENT PAD
- LUBRICATE MULTIPORT VALVE AND PUMP LID O-RING
- PRIME AND START PUMP
- TEST AND BALANCE ALKALINITY AND PH
- SHOCK AND SANITIZE (DOES NOT INCLUDE CHEMICALS)

*CONDITION OF POOL MAY AFFECT PRICE

HCJ
POOL SERVICES

FOR QUOTE EMAIL OFFICE@HCJPOOLSERVICES.COM OR CALL (757) 271-8822

Safe House Pool School

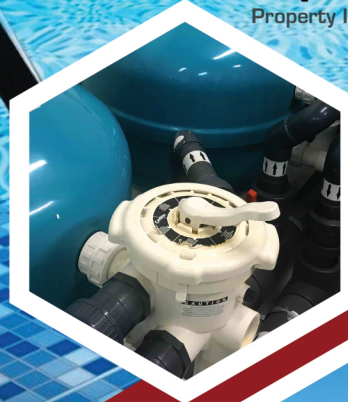


Property Inspections LLC

If you are a first time pool owner or have owned a pool in the past the Safe House Pool School will benefit you.

After your Pool School session you will be comfortable with your system whether you plan on maintaining it or not.

We want you to ensure you understand your pools specific system. So if you do use a pool company for service or need a repair you can have an informed discussion about your pools needs



What you will learn during Pool School:

- We will inventory the equipment present, and let you know what you need depending on how you intend to care of the pool (self or use service)
- We will fill out a data sheet specific to your pool so you know what you have when speaking with a pool service company or ordering equipment
- Explain all your pools components including pump, filter, chlorination system, and heater (if present)
- Explain what each pipe and valve does for your equipment
- What to keep an eye out for and preventative maintenance
- How to properly store pool chemicals
- Recommend upgrades if needed
- How to clean your pool
- Explain pool chemistry
- How to maintain filter

CALL NOW

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