



PEACE OF MIND INSPECTION SERVICES

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POOL/SPA INSPECTION REPORT

1234 Main St.
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Buyer Name
08/03/2022 9:00AM



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SUMMARY



UPGRADES/MAINTENANCE
ITEMS



RECOMMENDED
IMPROVEMENTS

-  2.1.1 Description - General: Slight wear at liner bottom
-  3.1.1 Deck - General: Settling Noted
-  5.1.1 Equipment - General: Potential Leak
-  5.1.2 Equipment - General: Booster/vac pump inoperable
-  8.1.1 Safety - General: Perimeter gates do not comply with barrier requirement.
-  8.1.2 Safety - General: Diving boards are potential safety concern(Recommendation)

1: RECOMMENDED MAINTENANCE SCHEDULE

		IN	NI	NP	O
1.1	General	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

General: Recommended maintenance schedule

1. All of the valves should be fully open.
2. Brush the pool walls and bottom once a week.
3. Check hardness, TDS (Total Dissolved Solids), and total alkalinity once a month.
4. Check the pH twice a week.
5. Check the pump strainer pot once a week.
6. Check the skimmer basket twice a week.
7. Check the water level once a day.
8. Clean the solar panels once a month (if applicable)
9. Clean the waterline once a week.
10. Empty and clean the filter every three months.
11. Look for leaks every day.
12. Test for metals once every six months.
13. The heater should be on and activated. The gas shut-off valve should be open. The switch should be on. Check for a pilot light, ignition, or flame at the fuel-fired heater. Check the level in the propane storage tank (if applicable)
14. The skimmer and main drain should be clear of blockages and debris. Skimmers require cleaning.
15. The strainer pot at the pump should be cleaned routinely.
16. The thermostat should be connected, active, and set properly (if applicable)
17. There has to be enough water in the pool or spa. Check the level of the water.
18. There might be an imbalance of the water chemistry, causing scaling. Check for scale-causing clogging or restriction of water flow.
19. There shouldn't be any trapped air in the system. Air at the filter tank should be purged routinely.
20. There shouldn't be any water leaks at the plumbing connections or equipment.
21. Vacuum the pool once or twice a week.
22. Winterize once a year.

2: DESCRIPTION

		IN	NI	NP	O
2.1	General	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

General: Type of Pool/Spa

Inground Pool, Vinyl Liner

Observations/recommendations

2.1.1 General

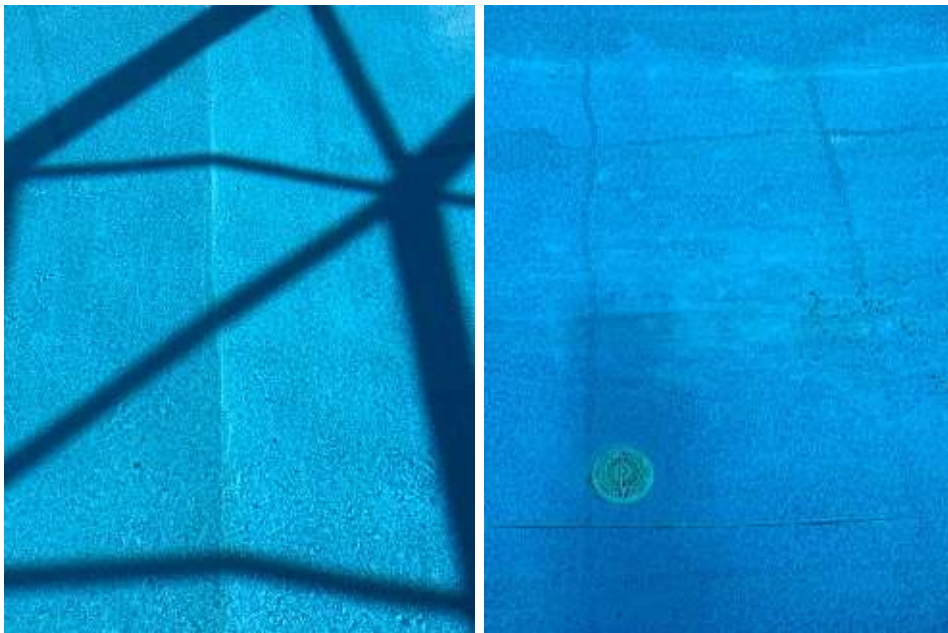
 Upgrades/Maintenance Items

SLIGHT WEAR AT LINER BOTTOM

Liner appears to be relatively newer, observed slight wear at the bottom of the liner. Typically the liners is good for around 8-12 years depending type, thickness, usage and care.

Recommendation

Recommend monitoring.



3: DECK

		IN	NI	NP	O
3.1	General	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

General: Coping stones and tiles are not chipped, cracked or loose
Satisfactory

General: Coping Type
Vinyl

General: Decking Type
Concrete

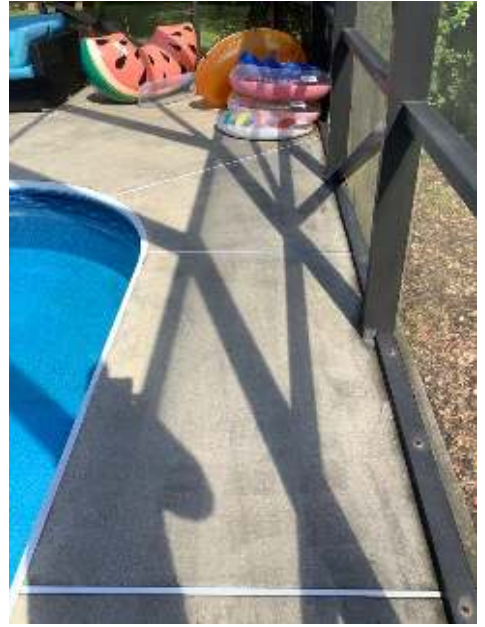
General: Decks around pool are not cluttered
Satisfactory

General: Surfaces leading to the pool, including the deck and steps, are slip-resistant
Satisfactory

General: The deck is separated from the pool wall perimeter
Yes

General: There are standing puddles on the deck
No

General: General photos



Observations/recommendations

3.1.1 General

SETTLING NOTED

 Upgrades/Maintenance Items

The settling noted should be repaired and monitored for any additional changes.

Recommendation

Recommend monitoring.



4: ELECTRICAL

		IN	NI	NP	O
4.1	General	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

General: Circuit Breaker

Location(s)

Equipment Area

General: Equipment Bonding

Pump(s), Not visible

General: GFCI Protection

At Exterior

General: The number of underwater lights noted

1

General: The type, number and wattage of deck lighting are identified

N/A

General: Wiring Type

Liquid Tight Conduit

General: 125-volt receptacles

Satisfactory

All 125-volt receptacles that are rated 30-ampere or less and located within 20' of the inside walls of the pool, outdoor spa or hot tub shall be protected by a GFCI, ground-fault circuit-interrupter

General: Cords

Satisfactory

Cords that supply electricity to swimming pool equipment must have a copper equipment grounding conductor not smaller than 12 AWG and shall be provided with a grounding-type attachment plug

General: Disconnect

Satisfactory

There should be a means provided to simultaneously disconnect all ungrounded conductors for all equipment, except for lighting. Such means should be readily accessible and within sight of the equipment and must be at least 5' away from the inside walls of the pool, spa or hot tub

General: Luminaires & paddle fans-permitted

N/A

For outdoor pools and spas, luminaires and paddle fans are not permitted in the area over the water and extending 5' horizontally from the inside edge of the pool to a distance of 12' above the water level

General: Grounded

N/A

Luminaires and related equipment should be grounded. All lighting assemblies and luminaires must be connected to an insulated copper equipment grounding conductor not smaller than 12 AWG

General: Luminaires & paddle fans-installation

N/A

For indoor pools and spas, there are some exceptions to not having luminaires and paddle fans installed overhead. Luminaires and paddle fans can be installed at least 12 feet above the water level without GFCI protection. However, if GFCI protection is provided, enclosed luminaires and fans are permitted as close as 1/2 feet above the water

General: Overhead conductors

N/A

Overhead conductors must be at least 22-1/2' away in any direction from the water level, edge of the water surface, base of the diving platform, or permanently anchored raft

General: Receptacles Installed

Satisfactory

At least one 125-volt, 15- or 20-ampere receptacle is required to be installed. It should be located at least 6' (and not farther than 20 feet) from the inside wall of a pool, or outdoor spa or hot tub. This required receptacle should not be higher than 6-1/2' from the floor, platform or ground at the pool or spa

General: Receptacles permitted

Satisfactory

Only receptacles for specific equipment are permitted between 6 and 10' from the inside walls of the pool, or outdoor spa or hot tub. They must be a single receptacle of the locking and grounding type so that a portable radio, for example, could not be plugged into it. The receptacle must also be GFCI-protected. There must not be any receptacles that supply power to appliances within 10' of the inside wall of the pool or spa. All other receptacles must not be located within 6 feet of the inside walls of the pool, spa or hot tub

General: Separate panelboard

Satisfactory

If there is a separate panelboard supplying the swimming pool equipment and it is fed from the service equipment, it must have an insulated equipment grounding conductor of at least 12 AWG run with the feeders from the service equipment

General: Switches

Satisfactory

There should be no switches (including timers or panelboards) within 5' horizontally from the inside walls of a pool, spa or hot tub except where separated from the pool, spa or hot tub by a permanent barrier, fence or wall. This standard prevents bathers from reaching a device. Or the switches must be listed for use within 5'

General: Equipment grounding conductors

Satisfactory

The equipment grounding conductors should not be smaller than the supply conductors, and not smaller than 16 AWG

General: Top of the fixture lens

Satisfactory

The top of the fixture lens of a luminaire must be at least 18" below the normal water level of a permanent pool, except where the luminaire is listed for use at other depths

General: Underground wiring

N/A

Underground wiring should not be installed within 5' from the inside walls of a pool or spa unless installed inside a corrosion-resistant conduit or raceway

General: General photos



5: EQUIPMENT

		IN	NI	NP	O
5.1	General	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

General: A clean sight glass or visual outfall of at least 3' has been provided

Satisfactory

General: Air pressure-relief valves are installed on all pressure filter tanks

Satisfactory

General: Pump Types

Standard, Booster

General: Filter tanks are accessible

Satisfactory

General: Lights are installed and are operational

Satisfactory

General: No physical damage is apparent at the pool equipment

Satisfactory

General: Skimmer weirs, skimmer baskets, deck covers, and flow-adjustment devices are installed

Satisfactory

General: The filter's brand is identified

Satisfactory

General: The type of filtration system

Sand

General: The pressurized filter tanks and hair and lint traps are not leaking and are properly sealed

Satisfactory

General: Check valves between the heater and filter are installed

N/A

General: Adequate clearances around the heater are maintained

N/A

General: Safety devices are installed on the heater

N/A

General: The efficiency and BTU ratings of the heater are identified

N/A

General: The heater is installed downstream of the pump and filter

N/A

General: The heater is installed on a level, non-combustible base

N/A

General: The thermostat is located and identified

N/A

General: The type of heater is identified

N/A

General: Identification

Satisfactory

All piping, filters and components that are part of the system are labeled, tagged, color-coded, or otherwise identified

General: Centrifugal pump

Satisfactory

The centrifugal pump is secured to its base and is operating quietly. The motor should be dry. The motor should be clean and free of debris. There should be no leaks. The strainer pot should be clean. The pump should not vibrate. There should be no unusual or unexpected noises. The pump should not be hot

General: Check the lids or covers

Satisfactory

Check the lids or covers of the filter tanks. Lids on filter tanks might leak. The lid might leak at the O-ring at the lid connection to the tank, or the leak might be at the relief-valve assembly on top of the tank lid

General: Electric radiant heaters

N/A

Electric radiant heaters should not be installed over a pool or within 5' horizontally from the inside walls of the pool and should be at least 12' away from the pool deck

General: General photos





Observations/recommendations

5.1.1 General

POTENTIAL LEAK

Observed slight moisture around pump outlet, dried fitting off and did not re-appear recommend monitoring and repair or replace as needed.

Note: sprinklers were running prior and could be result of that.

Recommendation

Recommend monitoring.

 Upgrades/Maintenance Items



5.1.2 General

BOOSTER/VAC PUMP INOPERABLE

It appears booster/vac pump is in operable with switch.

Recommendation

Contact a qualified professional.

 Recommended Improvements



6: GENERAL MAINTENANCE

		IN	NI	NP	O
6.1	General	X			

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Information

General: Bacteriological water analysis is performed on a regular basis
Satisfactory

General: Hose bibs are installed near the pool
Satisfactory

General: No debris is visible. The water is clean
Satisfactory

General: No unpleasant odors or irritating fumes are apparent
Satisfactory

General: The pool is covered when not in use
N/A

General: The pool shell appears smooth, without readily visible defects
Satisfactory

General: The pool water is tested at the frequency required or desired
Satisfactory

General: There is no visible algae growth
Satisfactory

General: There is no visible surface staining
Satisfactory

General: There's no discoloration of the water
Satisfactory

General: The water level appears to be maintained to allow for the removal of floating debris
Satisfactory

General: The water temperature has been measured and recorded
N/A

General: Check the pool plaster
N/A

Check the pool for plaster cracks, blisters, popped-off areas, and delamination. Some areas can be very small (about the size of a dime) to very big (about the size of a stop sign). These areas can be repaired. If there are damaged areas bigger than that, then re-plastering may be required. The causes of delamination may likely be from an imbalance in the water, making the water aggressive enough to take calcium out of the plaster. When calcium is taken from the plaster, the plaster becomes weak and starts to separate or delaminate

General: Temperature
Satisfactory

It is recommended that the water temperature for a pool be set between 78°F to 82°F, and spas should be no hotter than 104°F

General: Quality & Chemical Levels
Satisfactory

All water quality and chemical levels were within acceptable ranges, based on visual inspection

General: Water level
Satisfactory

The water level appears at the proper height to allow continuous overflow of water into the gutters or skimmers

7: PLUMBING

		IN	NI	NP	O
7.1	General	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

General: Drain covers are installed

Satisfactory

General: Grates are visible from the deck, with no apparent damage

Satisfactory

General: Main drain grates are bolted securely to the pool's bottom

Satisfactory

General: Pipes and fittings are not leaking

Satisfactory

General: Pipes are not showing signs of calcification, corrosion or deterioration

Satisfactory

General: Pipes are supported adequately. Support required every 6' to 8'

N/A

General: The hair and lint strainer baskets are clean of debris

Satisfactory

General: The type of pipe has been identified

Satisfactory

General: Type of drain installed

Satisfactory

General: Water return inlets are installed. Located at about 18" to 24" below the water surface

Satisfactory

General: General photos





8: SAFETY

		IN	NI	NP	O
8.1	General				

IN = Inspected NI = Not Inspected NP = Not Present O = Observations/Recommendations

Information

General: Openings in the barrier should not allow the passage of a 4" diameter sphere

Satisfactory

General: Above-ground pool structure is used as a barrier

N/A

Where an above-ground pool structure is used as a barrier, or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then:

- (a) The ladder to the pool or steps should be capable of being secured, locked or removed to prevent access; or
- (b) The ladder or steps should be surrounded by a barrier. When the ladder or steps are secured, locked or removed, any opening created should not allow the passage of a 4" diameter sphere

General: Barrier Top

Satisfactory

The top of the barrier should be at least 48" above grade, measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier should be 4", measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier should be 4".

General: Dwelling serves as part of the barrier

N/A

Where a wall of a dwelling serves as part of the barrier, one of the following should apply:

- (a) All doors with direct access to the pool through that wall should be equipped with an alarm which produces an audible warning when the door and its screen, if present, are opened.
- (b) The alarm should sound continuously for a minimum of 30 seconds within 7 seconds after the door is opened.
- (c) The alarm should be distinctive from other household sounds, such as smoke alarms, telephones and doorbells.
- (d) The alarm should automatically reset under all conditions.
- (e) The alarm should be equipped with manual means, such as touchpads or switches, to temporarily de-activate the alarm for a single opening of the door from either direction.
- (e) Such de-activation should last for no more than 15 seconds. The de-activation touchpads or switches should be located at least 54" above the threshold of the door.
- (f) The pool should be equipped with a power safety cover that complies with ASTM F1346-91
- (g) Other means of protection, such as self-closing doors with self-latching devices, are acceptable so long as the degree of protection afforded is not less than the protection afforded by (a) thru (f) described above

General: Horizontal or vertical members

Satisfactory

Where the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is less than 45", the horizontal members should be located on the swimming pool-side of the fence. Spacing between vertical members should not exceed 1-3/4" in width. Where there are decorative cutouts, spacing within the cutouts should not exceed 1-3/4" in width. Spacing between vertical members should not exceed 4". Where there are decorative cutouts, spacing within the cutouts should not exceed 1-3/4" in width

General: Locking device

Satisfactory

Access gates to the pool should be equipped to accommodate a locking device. Pedestrian access gates should open outward, away from the pool, and should be self-closing and have a self-latching device. Gates other than pedestrian access gates should have a self-latching device. Where the release mechanism of the self-latching device is located less than 54" from the bottom of the gate, (a) the release mechanism should be located on the poolside of the gate at least 3" below the top of the gate, and (b) the gate and barrier should have no opening greater than 1/2" within 18" of the release mechanism

General: Mesh size

Satisfactory

The maximum mesh size for chain-link fences should not exceed 1-3/4" square, unless the fence is provided with slats fastened at the top or the bottom, which reduce the openings to no more than 1-3/4".

General: Solid barriers

N/A

Solid barriers that do not have openings, such as a masonry or stone wall, should not contain indentations or protrusions, except for normal construction tolerances and tooled masonry joints

General: Diagonal members

Satisfactory

Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members should be no more than 1-3/4"

Observations/recommendations

8.1.1 General

PERIMETER GATES DO NOT COMPLY WITH BARRIER REQUIREMENT.

The perimeter gates that provide access to the pool/spa area should be self-closing and self-latching and open away from the pool area.

Recommendation

Contact a qualified professional.

8.1.2 General

DIVING BOARDS ARE POTENTIAL SAFETY CONCERN(RECOMMENDATION)

Diving boards are potential safety concern, would recommend removing to avoid any safety related issues.

Recommendation

Contact a qualified professional.

9: STORAGE

		IN	NI	NP	O
9.1	General	X			

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Information

General: Adequate storage space is provided for equipment

N/A

General: Pool chemicals are stored a safe distance away from the heater

N/A

STANDARDS OF PRACTICE

Recommended maintenance schedule

1. INSPECTION PURPOSE AND SCOPE

1.1 The purpose of these Standards of Professional Practice (Standards) is to establish a uniform standard for inspectors who voluntarily use these Standards when performing residential swimming pool/spa inspections.

1.2 Inspections performed in accordance with these Standards:

Provide the client with additional objective information about the condition of inspected components at the time of the inspection;

Are conducted by an inspection generalist, not by a technical specialist;

Are general and do not include or confirm conformity with:

Building codes and other governmental laws and regulations,

Manufacturer's installation instructions,

Construction plans, drawings, and specifications;

Do not provide a warranty or guarantee regarding the condition of the inspected swimming pools/spas;

Do not identify and report all possible safety issues regarding the installation, operation, maintenance, and use of inspected swimming pools/spas.

1.3 These Standards do not limit inspectors from:

Including other services or components in addition to those required in these Standards;

Excluding components from the inspection if requested by the client.

1.4 Inspectors who perform inspections in accordance with these Standards shall adhere to the ASHI® Code of Ethics For the Home Inspection Profession.

1.5 These Standards apply only to swimming pools/spas located on property containing a one or two-family residential structure. These standards do not apply to swimming pools/spas used for commercial or competitive uses.

2. INSPECTION AND REPORT

2.1 Inspectors shall inspect readily accessible, visually observable, installed components designated in these Standards.

2.2 Inspectors shall issue a written report that:

Identifies components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives;

Provides the reasoning or explanation as to the nature of the deficiencies reported in 2.2.A that are not self-evident;

Recommends correction, further evaluation, or monitoring of components identified in 2.2.A;

Identifies components designated for inspection in these Standards that were present during the inspection but were not inspected and the reason(s) why they did not inspect them;

Includes the statement from Appendix A in its entirety and without a change in every report issued using these Standards.

3.0 SWIMMING POOL AND SPA INSPECTION

3.1 Inspectors shall:

Inspect:

The visible parts of interior finish materials,

The visible parts of decks, steps inside the swimming pool/spa shell, and coping,

The visible parts of pumps, motors, blowers, skimmer, filters, drains, heaters, automatic safety controls, gauges, visible piping and valves, conduit,

Cross connections in the water supply system,

External bonding of the pump motors, blowers, heaters, and other components that are required to be bonded,

Operation of readily accessible lights, ground fault circuit interrupters, electrical components, and timer assemblies that are related to the pool or spa,

The visible parts of permanently installed handrails and ladders,

For the presence of safety barriers and alarms,

For the presence of entrapment prevention components,

Vegetation, grading, surface drainage, and retaining walls that are likely to affect the swimming pool or spa adversely.

pool or spa;

Describe:

Type of swimming pool/spa,

Interior finish materials,

Type of filter,
Types of safety barriers,
Type of cleaning system (if present),
The energy source for the heater (if present);
Operate the systems using normal operating controls;
Open readily openable access panels.

3.2 Inspectors are **not** required to:

Test, operate, or evaluate components when weather conditions or other circumstances may cause equipment damage; Test, operate, or evaluate automatic safety controls and manual or automatic valves; Touch swimming pool/spa water to examine the structure, components, and features, including their composition and quality; Test, operate, or evaluate electric resistance heaters; Determine structural integrity; Inspect any equipment or component that is shut down, or that is not responding to normal operating controls, including conditions caused by the absence of a required energy source such as electricity or gas; Inspect, test, operate, or evaluate: low voltage or electronic controls, water chemistry or clarity, out-of-level conditions, presence or absence of bacteria/algae, backwash functions, aerators, automatic cleaning systems, automatic water fill systems, water treatment systems, chemical dispensers, thermostats, heating elements, heat exchangers, solar and other alternative energy heating systems, water features, covers, and related components, accessories, leaks in shell, underground components, temporary safety barriers and alarms, stray voltage, and the interior of filters including filter cartridges; Inspect, test, operate, or evaluate diving and jump boards, slides, play equipment, and similar components; and the suitability of the pool for the use of such components for activities such as diving; and Determine the adequacy of: system or component design, structural components, equipment and component compatibility, flow rates, high or low-pressure conditions, filters, heaters, safety barriers and alarms, and entrapment prevention components.

4. GENERAL LIMITATIONS AND EXCLUSIONS

4.1 General Limitations

Inspectors are not required to perform any action or make any determination not specifically required in these Standards.

Inspections performed following these Standards are not:

Numerically complete, and

Required to identify or report concealed conditions, latent defects, consequential damages, and cosmetic issues.

4.2 General Exclusions

Inspectors are not required to determine:

Condition of components that are not installed or that are not visible and readily accessible;

Strength, adequacy, effectiveness, or efficiency of any component, including structural components; Methods, materials, or costs of corrections; Future conditions including, but not limited to, component failure and the life expectancy of components; The suitability of a swimming pool/spa or components for any specialized use; The presence or absence of any environmental hazards including, but not limited to, toxins, allergens, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in soil, water, and air;

The presence or absence of potentially hazardous or damaging plants and animals including, but not limited to, wood destroying organisms and diseases harmful to humans, including molds and mold-like substances; Operating costs of components; Acoustic properties of any component;

Soil conditions relating to geotechnical or hydrologic specialties; Causes of or reasons for the condition of components identified in 2.2.A; The safety of using the swimming pool/spa or any component; The risks or benefits of adding new components and of modifying existing components; Whether the swimming pool/spa or any component is free from leakage of any kind;

Whether any item, material, condition, or component is subject to recall, controversy, litigation, products liability or other adverse claim or condition; The adequacy of operation, maintenance, and use of the swimming pool/spa and any component.

Inspectors are not required to:

Perform any act or service contrary to law or regulation;

Perform architectural, engineering, or surveying services or to confirm or evaluate such services performed by others;

Perform any trade or any professional service other than as required in these Standards;

Offer or provide warranties or guarantees of any kind;

Perform any procedure or operation or enter any area that may, in the opinion of the inspector, be dangerous to the inspector or other persons, or that may cause damage to the property or components; Move personal property, equipment, plants, soil, snow, ice, or debris;

Inspect installed decorative items; Inspect component interiors that are not readily accessible; and Dismantle any component, except as explicitly required by these Standards.