

POOL CONDITION REPORT



InspectorNick.com
home inspection services



Inspected By:

Metro Pool Service
on behalf of InspectorNick.com

Inspection Date:

7/11/2019

POOL/SPA & EQUIPMENT

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: 7/11/2019.
 TIME OF INSPECTION: 2:30 PM.
 CLIENT NAME:
 INSPECTION SITE:
 INSPECTION SITE
 CITY/STATE/ZIP:

Inspection was limited to those areas which are above ground or water level. 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 of time. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of backflush mechanisms is beyond the scope of this inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

General Comments:

The pool is a lazy L to the Right. It runs from 3 ft of water in the shallow end to 4.5 ft in the deepest area. The dimensions put the pool at approx 24,000 gallons / The pool does not have a "Main Drain" sump. It's only suction port is the lone skimmer. It does have two return inlets bringing the water back into the vessel / My guess is that the pool's original to the house & around 40 years old.

There was a water hose at pool side so make inquiry with the seller about any prior leakage this pool has experienced and obtain a history of any repairs. Be sure to ask in an email so you have written record of the response.

FYI - Homeowners are often surprised to find that it can be dangerous to drain a pool. The reason is due to the high ground water level, which could be only a few feet below the surface of the land. If a pool were drained, it could very likely become a boat, rising up to float on the ground water. That could cause major damage to both the pool and the house. The proper way to drain a pool in such areas is to install a well-point and use a supplementary pump to take the water out of the ground prior to draining the pool, and during the drained time interval. Only upon re-filling of the pool could the supplementary pump be turned off. Draining a pool for any reason other than major cleaning or repairs is not recommended in areas with high water table.

Pool Surface:

Type:

The pool has a Vinyl liner. This liner is relatively new, with little fading / Inquire with the seller as to how old the current liner has been in the pool / Life span of a new liner is 8 to 10 years



Condition:

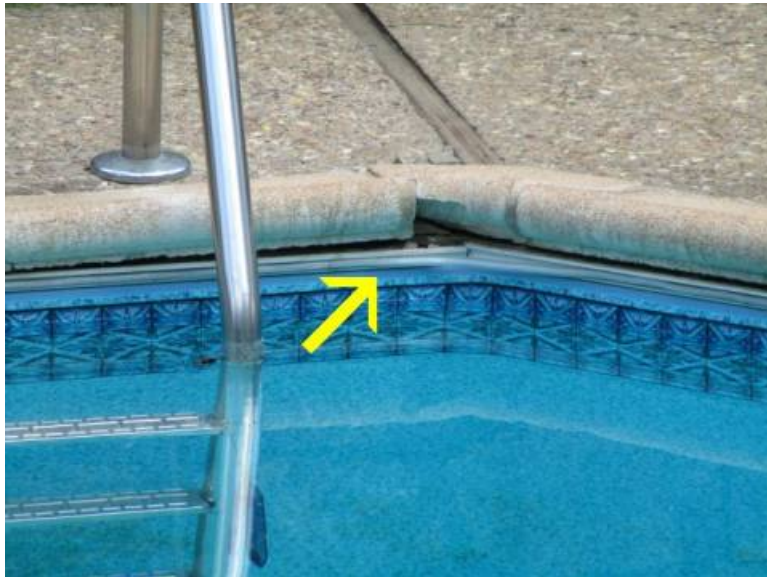
Fair overall condition / The liner is stained heavily from leaves & other debris that was sitting in the pool too long / The liner also shows signs that it has floated (ground water has gotten under the liner & displaced the liner from its settings). It has several wrinkles in the pool that are going to be difficult (or impossible) to remove. I truly feel we could remove a number, if not all, of the wrinkles but the work would need to be done during a dry weather period & soon (cost \$500). This is a serious problem to have & the seller needs to be asked if the reasons has been rectified so as not to happen again. / Robby (the listing agent) said the floating happened because the water was taken so low in the Spring to remove the debris. The process he described "Kelly Company" taking to clean the pool, of the above debris, did not make sense to me. The fact remains that water has & will continue to find it's way to the pool if steps are not taken to remove or alter the ground water / A new liner will run approx. \$3,500 to \$3,800 installed / Behind the liner, the pool has concrete walls. The liner track is coming off the pool walls & is starting to pull into the pool. Estimated cost to repair (when setting a new liner, is \$1,000 or more.





Pool Coping:

Fair overall / The round bull nose coping has cracking around the pool & various grout seams are flaking away. Very consistent with a pool of this age None of the stones are loose that I could find but they are in need of attention to keep water from getting down the cracks.



Skimmer & Basket:

Condition:

Hayward brand / Square face, Good condition - No cracks were seen in the vessel & it has an operable weir door. The Door kept sticking because the water level was high in the pool. It needs to be sanded down slightly.



Hand Railings:

Condition:

The handrails were installed correctly but were not tight / The pool ladder showed signs that the treads were loose as the ladder was crooked.
Handrail at the shallow end of the pool is a bit loose. It needs to be tightened to ensure safe entry & exit of the pool..

Pumping Equipment:

Pump & Motor:

Sta-Rite brand pump - 0.75 HP with a 1.12 Total HP motor / Fair- motor & pump is aged / The pump has an open faced brass impeller, a small basket & is not as efficient as the newer models but is built much better than it's younger counterparts.





Filter

Sta-Rite brand / Sand Filter / I always recommend that the sand be changed in a pool filter when buying a house. In doing so you will know when the maintenance started & you are assured that the sand is clean & ready for your family./ The filter is operable but is an older type for which replacement parts are hard to find. Expect the need to replace the filter sometime in the future.

Chlorinator:

There is not a chlorinator on the system. Seller is using floaters that are not recommended in liner pools. I recommend getting an off-line model (approx cost \$150.00 installed). With that model you could be chlorinating the pool as the water is returning through the inlets without it passing through the motor & filter with very corrosive PH water.

Filter Valve

Top Mount valve, / 1.5" Valve ports.



Visible Plumbing Line:

Condition:

Fair condition / All lines to the pool are "Poly Pipe" / The lines to the return inlets have been dug up at one time or another as there are bricks & planters sitting in the open areas. The lines at the system show several patches.

Heaters:

Type & Condition:

No heating system is provided / The heater was removed as a gas line is still plumbed to the system / It is much too small a line to feed the newer high pressure valves on today's heaters.

Electric Controls:

Subpanels:

The pump's electrical switch, mounted on the stone wall, is precariously placed & needs to be secured. It fell twice during my inspection.



Pool Decking:

Type & Condition:

This is a deck that was indicative of the pool builder. It has stone in concrete which makes it hard to walk on in bare feet or kneel down on / Minor settlement cracks are noted at several locations as the deck is older / The Expansion Joint in between the coping & the concrete deck is in need of attention. The joint is starting to separate & is no longer water tight. It will allow water to seep down the joint which could freeze & break up the deck during the cold winter months / The area has a drainage ditch that surrounds it & is even used to dispel the water from the pool system when need be. The ditch needs to be cleaned out, patched & resealed as several holes will allow water to

get into the ground around the pool.



Pool Enclosure Or Fencing:

Overall Condition:

Good.