



Pool Inspection Report At:
123 Any Street, Your Town, WI

Inspection Date:
July 13, 2016

Prepared For:
Your Name

Prepared By:
Buyers Edge Home Inspections
1968 Maple Dale Rd
Trenton, WI 53090

Inspector:
Thomas Mitchell



VERBAGE IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

THE SCOPE OF THE INSPECTION/ REMARKS

This inspection is one of visual components only. Pools and Spas have many components and pipes that are buried or otherwise not visible. No pressure testing or other form of testing has been performed to determine condition on elements not readily accessible to a visual inspection.

This report comments on the state of components at the time of inspection. There is no guarantee or warranty for future condition.

In many cases draining of the pool is necessary to fully inspect some areas. It is suggested that you never drain the pool yourself and prior to any pool draining it is important to have the pool looked by a qualified pool contractor. Draining a pool under certain circumstances can cause severe damage to the pool.

Pools require a careful balance of chemicals to ensure proper operation and safety from disease. One step in ensuring proper mixture is gathering data as to the size of the pool, typically in gallons. No effort is made as part of this inspection to ascertain exact measurements of the pool. Many pools are irregular sized with varying depths making this calculation ineffective in the course of an inspection. It is highly recommended you ask the pool owner for information regarding pool volume. Often builders may retain this information. Once this information is obtained we suggest going to a pool supply store so professionals may help you build a regimen for your specific pool.

Take time to familiarize yourself with pool equipment, safety devices and electrical disconnects prior to using the pool. When it counts seconds matter and knowing your pool inside and out can help to make the difference.

POOL DATA AT TIME OF INSPECTION

Approximate Age:	1939
Location:	South
Weather Conditions:	Sunny
Recent Rain:	No
Ground cover:	Dry



ITEMS TO BE ADDRESSED

- Pool light was not installed in water at time of inspection and therefore was not tested. Recommend testing the light.
- Pool strainer is full and should be cleaned.
- Cracks in surrounding concrete.
- Coping and concrete by corner of higher surrounding area is pushed up and should be monitored for further movement.
- Moisture was apparent around base of the pump. Recommend repairing leak to prevent water from getting around the pump.

MAJOR CONCERNS

None Apparent.

POTENTIAL SAFETY HAZARDS

- **Diving board shows signs of age. Cracking is apparent and may be signs the diving board could suffer failure. Recommend replacing the diving board.**
- **No Separation between the shallow and deep ends of pool was installed. Recommend adding a rope barrier.**
- **Sub panel that houses pool breaker has an open knock out. Knock out should be filled.**

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.

Buyer's Edge Home Inspections Photo(s)



Figure 1:Cracking on the diving board.

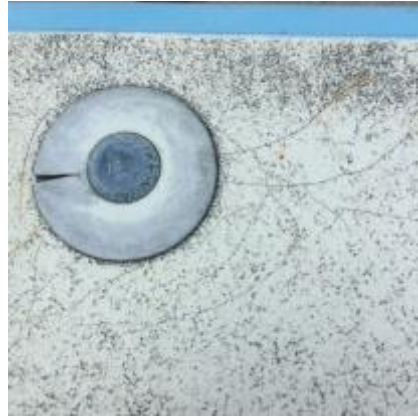


Figure 2:Cracking on the diving board.



Figure 3:Dirty Pool strainer.



Figure 4:Cracking on the concrete.



Figure 5:Pushed up coping.



Figure 6:Leaking around the pump.

Buyer's Edge Home Inspections Photo(s)



Figure 7: Open knock out.

Buyer's Edge Home Inspections **Pool Info**

POOL **Estimated Age: 20+** **Pool Depth: 11 FT**

Type: Above Ground Below Ground Indoor

Build Material: Concrete Plaster Vinyl Fiberglass Wood

Steel

Condition Of Lining: Satisfactory Marginal Poor Cracking Fading

COPING

Material: Concrete Metal Tile

Condition: Satisfactory Marginal Poor

STEPS/LADDERS **Points of Egress:** One Two Three Four

Material: Concrete Plastic Metal ; Ladder Built-In

Hand Rail: Yes No Safety Hazard

Proper Attachment: Yes No Safety Hazard

Condition: Satisfactory Marginal Poor Loose Connection

MAIN DRAINS **Location(s): Lowest Depth**

Number of drains: One Two

Drain Covers Installed: Yes No Safety Hazard

Condition: Satisfactory Marginal Poor

SKIMMERS **Location(s): Side of pool.**

Number of Skimmers: One Two

Weir flap Installed: Yes No Safety Hazard

Vacuum Hook Up: Yes No

Skimmer Basket: Yes No

Cover: Yes No

Condition: Satisfactory Marginal Poor

SURROUNDING AREA

Material: Concrete Wood Gravel Brick

Condition: Satisfactory Marginal Poor Trip/Slip Hazard Typical cracks

Pitched towards home or pool Settling cracks Not anti-slip

FENCE/SAFETY BARRIER

Material: Concrete Wood Metal Home

Proper Size: Yes No

Gate self-closing/latching: Yes No Safety Hazard

Door Alarms: Yes No Safety Hazard

Condition: Satisfactory Marginal Poor

GENERAL COMMENTS See additional comments

None


HEATING SYSTEM **Approximate Age:** 21 Years. **Location:** Basement

Unit #1 Brand Name: HAYWARD

Model #: H250ED2 **Serial #:** 31146693 **BTU Rating:** 250,000

Energy Source: Gas LP Oil Electric

Heat Exchanger: N/V (sealed) Visual w/mirror *Flame distortion* *Rusted* *Carbon/soot buildup*
Carbon Monoxide: Not Detected Detected at Plenum/Register *Safety hazard*
Controls: Disconnect: Yes No Normal operating and safety controls observed

Flue Piping: Satisfactory Marginal Poor
 Rusted Improper slope *Safety hazard*
When Turned On By Control: Fired Did not fire Proper Operation: Yes No Not tested

System Condition: Satisfactory Marginal Poor Recommended HVAC Technician Examine

SOLAR HEATING N/A **Approximate Age:** ??? Years. **Panel Location:** Basement

System Type: Open Closed

3 Port Valve: Yes No *Improper location*
Proper Size: Yes Unknown

Facing: North South East West

Pipes Insulated: Yes No

System Condition: Satisfactory Marginal Poor

PUMP(S) **Approximate Age:** 14 Years. **Location:** Basement

Brand Name: HAYWARD

Model #: C48K2PA104A3 **Serial #:** 8A03 **HP:** 1

Leaking: Yes No

Basket Installed: Yes No

Cleaning Required: Yes No

Cavitation: Yes No

System Condition: Satisfactory Marginal Poor

FILTER **Approximate Age:** UNKOWN Years. **Location:** Basement

Leaking: Yes No

Type: Sand DE Cartridge

Pressure Gauge: Yes No **Pressure:** 25

Backwash valve: Yes No

System Condition: Satisfactory Marginal Poor

UNDERWATER LIGHTING Not visible

Material: Wet-Niche Dry-Niche Undetermined

Functioned: Yes No

Condition: Satisfactory Marginal Poor

PIPES Not visible

Material: PVC ABS Black-Poly

Leaking: Yes No

Condition: Satisfactory Marginal Poor

GENERAL COMMENTS See additional comments

None

Buyer's Edge Home Inspections **Mechanicals**

ELECTRICAL Not visible

Receptacles Within 10 Ft of Water: Yes No Safety Hazard
Non-GFCI receptacles Within 20 Ft of Water: Yes No Safety Hazard
Switches within 5 Ft of Water: Yes No Safety Hazard
Fans/Lights closer than 12 feet overhead: Yes No Safety Hazard
Open Grounds/ Reversed Polarity: Yes No Safety Hazard
Condition: Satisfactory Marginal Poor

GENERAL COMMENTS See additional comments

None

Buyer's Edge Home Inspections **Other**

AUTOMATIC POOL CLEANER Not visible

Type: Robotic Electric Water Driven
Condition: Satisfactory Marginal Poor

DIVING BOARD Not visible

Issues: Cracking Rot Improper depth Improper connection
Condition: Satisfactory Marginal Poor

SLIDE N/A

Issues: Cracking Rot Improper depth Improper connection
Condition: Satisfactory Marginal Poor

COVER Not visible

Type: Bubble(solar) Foam Vinyl Winter
Condition: Satisfactory Marginal Poor

GENERAL COMMENTS See additional comments

None

