



Dear Miguel Valdez,

On Wednesday, May 6, 2020 The HomeTeam Inspection Service made a visual inspection at 17114 Ross Lake Ct, Humble, TX 77346. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Inspection Agreement.

The objective of our limited visual pool inspection is to determine if the pool and related equipment may benefit from a more thorough inspection by a qualified pool specialist. The scope of our inspection includes a limited visual inspection of the pool electrical system, primary circulation system, pool barrier system, the pool interior surface and surrounding deck. We do not dismantle components such as filters, pumps and heaters. We do not test water chemistry. We do not test or operate pool heaters, cleaning systems, control valves, chemical injectors or similar components.

The inspection is of conditions which are present and visible at the time of the inspection. Latent defects are not within the scope of the inspection. Through this report the terms "right" and "left" are used to describe the pool as viewed facing the pool from the street.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. This is not a code inspection report. This report does not address the insurability of the pool, spa or hot tub. Identifying items included in manufacturer recalls are not within the scope of the inspection.

We do not inspect for leaks. We do not dismantle or open equipment. We do not uncover or excavate any lines or determine the presence of sub-surface leak, fill the pool or spa with water if water is below skimmer. We do not determine the presence of sub-surface water tables. We do not inspect computer controls, covers, chlorinators, ionization devices or fiberoptic lighting.

File Number: **TX102481**

Address of Inspection: **17114 Ross Lake Ct**

Please read the report carefully. If any item is unclear, you should request that the inspector provide clarification. Items listed in this report should be repaired prior to closing. Pool conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary reader of this information should hire a licensed inspector to perform an inspection to meet your specific needs and to obtain current information concerning this pool.

Acceptance and/or use of this report implies acceptance of the Home Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.

If I can be of any assistance, please feel free to call me at (281) 713-9901. Thank your for choosing HomeTeam.

Sincerely,

Charles Rowden
HomeTeam Inspection Service
Professional Inspector 22155

Swimming Pools, Equipment, Spas & Hot Tubs

Deficient

Type of construction: **Gunite**

Pool Surface:

Inspected

Were there cracks in the pool tiles or tile grout lines? **No**

Were there visible cracks, pitting, or rust stains on the pool surface? **Yes**

Was there staining or mineral deposits on the tiles or visible areas of the pool surface? **No**

If there is a vinyl liner present, was it damaged or visibly pulling away? **NA**

If yes to any of the above areas: further evaluation may be needed. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies not noted in this report which may involve additional repair costs. Any such follow up evaluations should be made prior to the end of the option period.

Comments:

Photo 1



Etching of the pool surface

Photo 2



Etching of the pool surface

Water Level

Inspected

Was the water level consistent all the way around the pool? **Yes**

If the water level is not uniform, and particularly if there are displacement cracks in the surrounding pool deck or coping, the pool may have "floated" out of the ground. This can be a serious problem requiring additional expert evaluation(s). Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies not noted in this report which may involve additional repair costs. Any such follow up evaluations should be made prior to the end of the option period.

Comments:

Photo 3



Consistent water level

Photo 4



Consistent water level

Decking

Deficient

Were there cracks in the pool decking? **No**

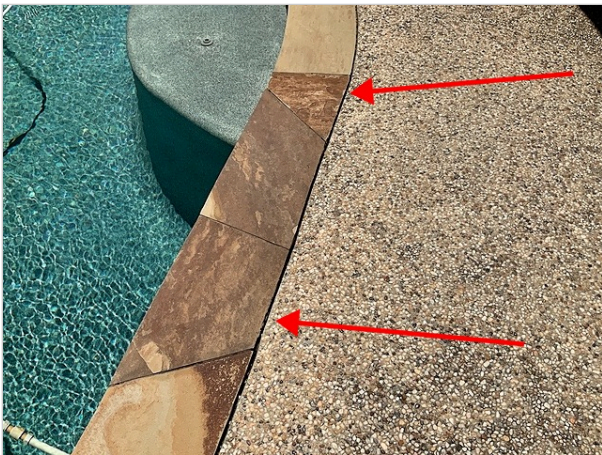
Were there cracks in the pool coping? **No**

Were there gaps in the pool decking/coping mortar/grout lines? **Yes**

Cracks in the decking or coping exceeding 3/16" width should receive further evaluation.

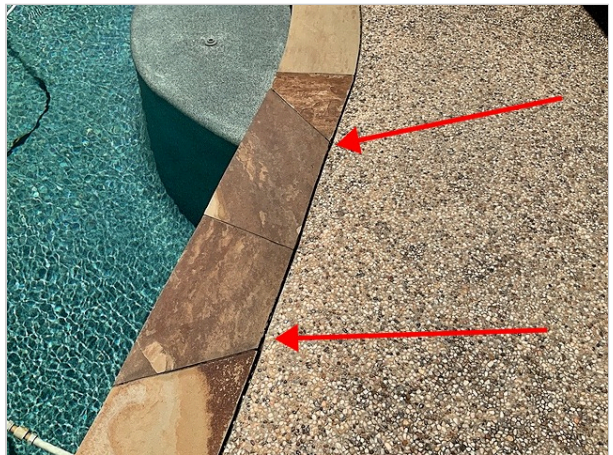
Comments:

Photo 5



Gaps

Photo 6



Gaps

Pumps, Motors, and Controls

Inspected

Pump switches were located in a timer box near the pool equipment. The inspector activated the pumps near the beginning of the inspection and let the pumps run for at least 20-30 minutes to determine if there are any leaks in the visible circulation system components such as the filter, pump(s), pipes and valves, and any pool heater (when present) for signs of water leaks.

Were the basket strainers in the suction side of the pumps full of water within 2-3 minutes of operation? **Yes**

If no, further evaluation of the system is recommended.

After running the system for approximately 10 minutes, were new water bubbles still being produced? **No**

If yes, there may be a water leak on the suction side of the circulation system and further evaluation of the system is recommended.

Comments:

Drains, Valves, and Skimmers

Inspected

Number of drains:**6**

If the pool has one drain, then there is the possibility main drain entrapment, or being suctioned down to the main drain of a pool or spa, which can have fatal consequences for swimmers. The potential situation occurs when suction is so great through a single main drain, that a person can be stuck in or on the drain, and unable to escape.

Did the drains have raised and/or anti-vortex covers? **Yes**

The raised and/or anti-vortex drain cover complies with Federal laws to help prevent swimmers from being trapped underwater due to excessive suction created by the pump and drain combination.

Location of drains:**Deep end and spa**

Number of skimmers:**2**

Skimmers **were free of debris and appeared to be in good working order.**

Were any of the valves that were readily accessible clearly damaged? **No**

Modern construction techniques include at least two pool drains for safety consideration. Valves are not operated as that is outside of the scope of the inspection.

Comments:

Filtering Systems

Inspected

Was the circulating system in/or placed into operation? **Yes**

Did the filter pressure gauge appear to maintain an acceptable range? **Yes**

Were there any visible defects or damage to the filtering system? **No**

Were there any visible and active water leaks at the filtering system? **No**

Filter covers are not removed.

Comments:

Photo 7



Filter

Photo 8



Pressure within tolerance

Cleaners

Deficient

Was the pool cleaner operated? **Yes** If no, see comments below for explanation.

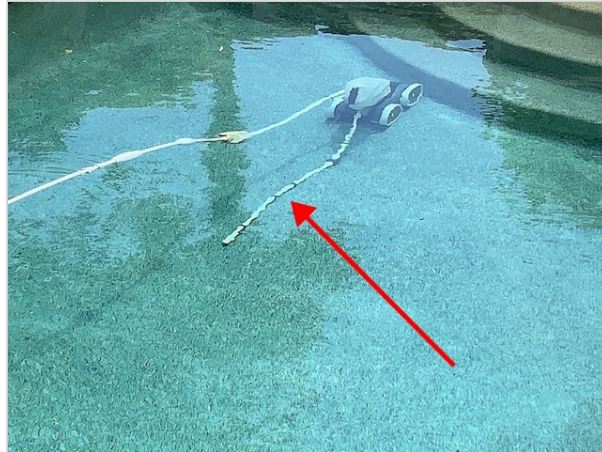
Did the pool cleaner appear to operate as intended? **No**

Pool cleaners are operated for a short period of time to determine if they maintain contact while traversing the pool surface.

Comments:

Sweeper arm was not functioning properly possibly due to extra weights added to the sweeper arm.

Photo 9



Sweeper arm not functioning properly

Wiring and Ground

Inspected

Were receptacles installed within 5' of the pool edge? **No** If yes, relocation of the receptacle(s) beyond 5' of the pool edge may be needed for safety considerations.

Was there Romex type wiring installed at pool equipment? **Yes**. Pool equipment requires wiring where the grounding conductor is insulated. Romex type wiring grounding conductors are bare (not insulated).

Were timer inside covers installed? **Yes**. Missing inside covers present a shock hazard.

Were the power receptacles (plugs) for the pool equipment GFCI protected? **Yes**

Did the pool equipment receptacles have appropriate and intact weatherproof covers? **Yes**

Were there light fixtures and/or ceiling fans installed within five feet horizontally from the inside wall of the pool? No If yes, they must be at least 12' above the maximum water level. Were the fixtures at least 12' above the maximum water level? **No**

Were there power lines installed over the pool? **No** If yes, were they at least 18' above the water surface and 14' above any diving board? **NA**

Was there an electrical distribution sub-panel board installed at the pool/equipment area? **No** If yes, was the sub-panel wired properly? **NA** If no, see comments below for further explanation.

Was the light in the pool functional? **Yes** Was the pool light verified to be on GFCI? **Yes**

Comments:

Heater

Deficient

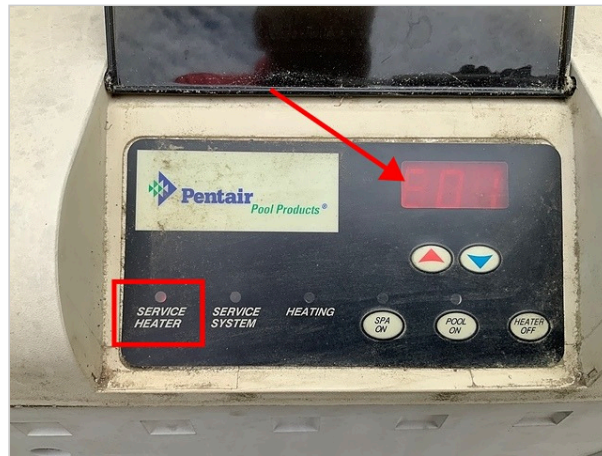
Was the water heater operated? **Yes**

Were there any visual defects or display error codes? **Yes**

Limitations: In order to determine if a heating unit is heating as intended, it usually takes 24-72 hours of heating an average sized pool before temperature rises are reached. The home inspector is not capable of properly testing this function in a single inspection.

Comments:

Photo 10



Error code

Chiller

Deficient

Was the water chiller operated? **Yes**

Were there any visual defects? **Yes**

Limitations: In order to determine if a chiller unit is chilling as intended, it usually takes 24-72 hours of chilling an average sized pool before the optimal temperature is reached. The home inspector is not capable of properly testing this function in a single inspection.

Comments:

There was significant rust corrosion on the motor housing. Painting the housing would help to prevent further rust corrosion.

The chiller unit was not performing as intended at the time of inspection possibly due to an incorrect valve position or a blockage.

Photo 11



Motor housing rusted

Photo 12



Not performing as intended

Barriers

Deficient

Comments: One or more of the pool barrier requirements were not met, installed, or properly functioning. It is highly recommended that compliance with following barrier requirements be met and maintained.

Basic pool barrier requirements include the following:

- a fence at least 48 inches tall with no horizontal bars or other components that would allow a child to climb the fence;
- self-closing and self-latching gates with latches at least 54 inches above grade;
- self-closing and self-latching doors for all doors from living areas that provide access to the pool with locks at least 54 inches above the floor;
- locks at least 54 inches above the floor on all windows from living areas that provide access to the pool. Audible chimes, bells, etc., installed on doors and windows to alert occupants when a door or window to the pool area has been opened. Heights are usually measured on the side of the barrier away from the pool.
- a pool cover may substitute for other barriers if the cover is motorized and approved by local authorities.

Other

Inspected

Comments:

Motor for the water feature was performing as intended at the time of inspection.

As a note: slides are not inspected as a part of this pool inspection report. Extreme care and caution must always be exercised when using pool accessories such as diving boards and slides. Also, there should be a slip resistant decking around the pool for safety considerations. If the decking is not slip resistant, it is recommended to have a slip resistant decking installed/covered.

In Conclusion

1. **Sweeper arm was not functioning properly possibly due to extra weights added to the sweeper arm.**
2. **The heater unit was not performing as intended at the time of inspection. There was an error code on the display and the service heater light was illuminated.**
3. **The chiller unit was not performing as intended at the time of inspection possibly due to an incorrect valve position or a blockage.**

Summary

It is recommended that a qualified professional perform a service check of the heater and the chiller units.

For any questions please contact us at:

Charles Rowden
HomeTeam Inspection Service
Professional Inspector 22155
(281) 713-9901