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Pool/Spa Equipment Inspection Report/Inventory

Prepared For: Chad & Carla Hess

Concerning: 9219 Newburgh Houston, TX. 77095

Inspected By: Rod Scarborough TREC License # 7189 November 6, 2021

Disclaimer:

This pool inspection report may include an inspection agreement (contract), addenda, and other information related to pool conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules of the Texas Real Estate Commission, which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 of the rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move stored items or dig to expose plumbing. The inspection does NOT imply warrant ability of this report, this inspection is NOT a safety inspection however safety issues may be addressed within the report, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected and/or Deficient and/or Items of Concern. General deficiencies include pump motor, blower, or other electrical equipment that lacks bonding, the absence of or deficiencies in safety barriers, water leaks in above-ground pipes and equipment, deficiencies in lighting fixtures, the lack or failure of required ground-fault circuit interrupter protection and deficiencies in surfaces, tiles, coping, and decks, slides, steps, diving boards, handrails, and other equipment, drains, skimmers, valves, filters, gauges, pumps, motors, controls, and sweeps. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

This pool inspection is not an exhaustive inspection of the pool, plumbing, or equipment. The inspection may not reveal all deficiencies. A pool inspection helps to reduce some of the risk involved in purchasing a pool but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance. It is recommended that you obtain as much information as is available about this pool. You should also attempt to determine whether repairs or other such activities have taken place to this pool.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action.

When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the pool or equipment and add to the original repair costs. The inspector is not required to provide follow-up services to verify that repairs have been made.

Pool/equipment conditions change with time and use. For example, pumps can fail at any time, plumbing gaskets and seals may crack if the equipment is not used often or can occur at any time regardless of the apparent condition. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this pool.

All opinions, observations or findings (whether listed as "I, NI, NP or D") in this report are based solely on the time and date of the actual inspection. This report has been paid for and prepared for by the client/clients named above and is not valid without a signed service agreement provided for review before, during or at the time of the inspection and is non transferable to any other person/persons except for the TREC Licensed Real Estate Professional representing the client/clients named above without the written consent of the inspector performing the inspection.

It is recommended that the buyer named above find out as much information as possible in reference to the pool/spa such as but may not be limited to:

Builder name, build date, warranty information on original build (if any), warranty information on repairs/replacement of the pool equipment, plumbing, plastering if applicable & any additional information in relation to the overall pool/spa & equipment/condition.

§535.233. Standards of Practice: Minimum Inspection Requirements for Swimming Pools, Hot Tubs & Equipment.

If an inspector agrees to inspect a component described in this section, §535.227 of this title (relating to Standards of Practice: General Provisions) and the applicable provisions of this section apply.

Swimming Pools, Spas, Hot Tubs, & Equipment. The Inspector Shall:

- Report the type of construction.
- Report as Deficient:
- The presence of a single blockable main drain (potential entrapment hazard).
- A pump motor, blower, or other electrical equipment that lacks bonding.

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- The absence of or deficiencies in safety barriers.
- Water leaks in above-ground pipes and equipment.
- The absence or failure in performance of ground-fault circuit interrupter protection devices.
- Deficiencies in:
 - Surfaces.
 - Tiles, coping, and decks.
 - Slides, steps, diving boards, handrails & other equipment.
 - Drains, skimmers, and valves.
 - Filters, gauges, pumps, motors, controls, and sweeps.
- Lighting fixtures and The pool heater that these standards of practice require to be reported for the heating system.

The Inspector Is Not Required To:

- Disassemble filters or dismantle or otherwise open any components or lines.
- Operate valves other than normal operation.
- Uncover or excavate any lines or concealed components of the system or determine the presence of sub-surface leaks.
- Fill the pool, spa, or hot tub with water.
- Inspect any system that has been winterized, shut down, or otherwise secured.
- Determine the presence of sub-surface water tables.
- Determine the effectiveness of entrapment covers.
- Determine the presence of pool shell or sub-surface leaks or
- Inspect ancillary equipment such as computer controls/remotes, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

For the purpose of this report and all references within all references to direction (front, back, left & right sides) within the report are based on looking at the pool from the back of the structure.

Inspector's Voluntary Notice

I hereby certify that I have no interest in this pool/spa or its improvements and that neither the retention of the Inspector to perform this inspection nor the compensation thereof is contingent on the cost or extent of any reported condition, association or relationship with any party. This inspection is limited and may not comply with future revisions of the Standards of Practice as so designated by the State. At each time of sale it is recommended that the pool/spa be inspected as additional disclosures and repairs may become evident to any newer standards developed. It is also recommended that all pools/spas be re-inspected every two (2) years in order to keep up with any new standards developed or added and safety concerns.



Overall View of Pool

Pool/Spa General Information

Year Built Pool: 2001 Per Appraisal District

Pool Shape: Free form Rectilinear

Pool Type / Construction: Gunite / Plaster PebbleTec

Handrails: Yes No

Diving Board: Yes No

Overflow Drain Line Installed: Yes

Fill Line Installed: Yes

Number of Visible Drains: 4

Number of Pool/Spa Lights: 2

Main Drain/Drains: Appeared to be functioning as intended from pool surface however the inspector does not enter the pool to determine if the drain cover/covers are properly secured to the pool floor.

Pool Pump/Motor Condition/Information

I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Deficiencies/items of concern are highlighted below in yellow & should be addressed to the client's satisfaction prior to closing.

I	NI	NP	D
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Manufacturers: Jandy / Century

Pump/Motor Condition: Good Fair Poor



Good Fair Poor

O-Ring Condition:



Does the pump appear to be functioning as intended?

Yes No

Yes No This is an indication of a leak on the suction side & should be further evaluated by a qualified pool technician.

Are air bubbles present in the pump?



Noisy:

Yes No

Leaking:

Yes No visible leaks were observed at the time of the inspection.

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Dampness Around Pump/Motor: Yes No

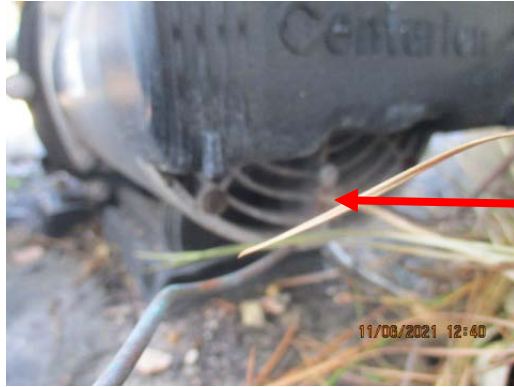
Motor Anchored: Yes No

Electrical Hazards: Yes No

Electrical Condition: Good Fair Poor

Yes No Appeared to be properly bonded however the inspector is not capable of determining if the bonding conductor is properly connected to the pool rebar.

Motor Bonded:



Valve Condition: Good Fair Poor

Summary/Deficiencies: Pool pump/motor appears to be in fair condition and is functioning as intended however there were deficiencies/items of concern as noted above in yellow.

Pool Cleaner Pump/Motor Condition/Information

I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Deficiencies/items of concern are highlighted below in yellow & should be addressed to the client's satisfaction prior to closing.

I	NI	NP	D
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Cleaner circulates off the main pump

Water Feature Pump/Motor Condition/Information

I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Deficiencies/items of concern are highlighted below in yellow & should be addressed to the client's satisfaction prior to closing.

I NI NP D

Manufacturer: Jandy / Century

Good Fair Poor

Pump/Motor
Condition:



Good Fair Poor

O-Ring Condition:



Noisy: Yes No

Does the pump
appear to be
functioning as
intended? Yes No

Are bubbles present
in the pump? Yes No This is an indication of a leak on the suction side & should be further
evaluated by a qualified pool technician.



Leaking: No visible leaks were observed at the time of the inspection.

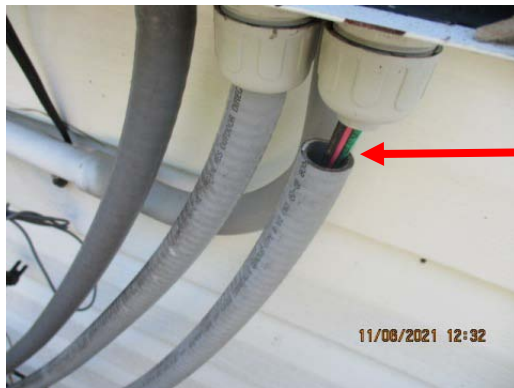
Dampness Around Pump/Motor: Yes No

Motor Anchored: Yes No

Electrical Hazards: Yes No

Good Fair Poor (The conduit is not properly secured & sealed below the controller. Recommend securing & sealing to prevent moisture penetration).

Electrical Condition:



Yes No Appeared to be properly bonded however the inspector is not capable of determining if the bonding conductor is properly connected to the pool rebar.

Motor Bonded:



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Valve Condition: Good Fair Poor

Summary/Deficiencies: Water feature pump/motor appears to be in fair condition and is functioning as intended however there were deficiencies/items of concern as noted above in yellow.

Spa Pump/Motor Condition/Information

I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Deficiencies/items of concern are highlighted below in yellow & should be addressed to the client's satisfaction prior to closing.

I	NI	NP	D
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Spa Blower Condition/Information

I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Deficiencies/items of concern are highlighted below in yellow & should be addressed to the client's satisfaction prior to closing.

I	NI	NP	D
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Filter Information/Condition

I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Deficiencies/items of concern are highlighted below in yellow & should be addressed to the client's satisfaction prior to closing.

I	NI	NP	D
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Manufacturer: Pentair

Filter Type: DE Cartridge Sand

Tank Condition: Good Fair Poor



Does the filter appear to be functioning as intended? Yes No

Leaking Under Pressure: Yes No visible leaks were observed at the time of the inspection.

20 PSI

Operating Pressure:



Dampness Around Filter: Yes No

Summary/Deficiencies: Filter appears to be in fair condition and appeared to be functioning as intended.

Pool/Spa Light & Electrical Information/Condition

I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Deficiencies/items of concern are highlighted below in yellow & should be addressed to the client's satisfaction prior to closing.

I	NI	NP	D
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Lights Installed: Yes

of Light: 2 (Including Spa)

Good (Deep End) Fair Poor (Shallow End) **The pool light in the shallow end of the pool did not function as intended. Recommend repair.**

Light Condition:



Yes No GFCI was tested & functioned as intended. It is recommended that the GFCI protection for the pool be tested on a regular basis to ensure the device is functioning as intended.

Are Lights GFCI Protected:



Summary/ Deficiencies: Lights appears to be in good/poor condition and there were deficiencies/items of concern as noted above in yellow.

Pool Heater Condition/Information

I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Deficiencies/items of concern are highlighted below in yellow & should be addressed to the client's satisfaction prior to closing.

I	NI	NP	D
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Manufacturer: Sta-Rite

Energy Source: Gas

BTU's: 400,000

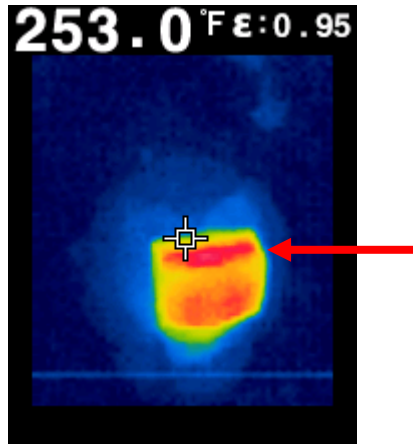
Good Fair Poor

Heater Condition:



Yes No

Does the heater appear to be functioning as intended?



Leaking:

Yes No visible leaks were observed at the time of the inspection.

Electrical Hazards:

Yes No

Electrical Condition:

Good Fair Poor

Heater Bonded:

Not required due to being an all plastic casing/enclosure.

External Gas Shutoff Valve Operable:

Yes No

Tested Gas Valve Operation:

Yes No

Is Gas Valve Within 6':

Yes No

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Summary/ Deficiencies: Pool heater appears to be in good condition and is functioning as intended.

Pool Cleaner Condition/Information

I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Deficiencies/items of concern are highlighted below in yellow & should be addressed to the client's satisfaction prior to closing.

I NI NP D

Manufacturer: Polaris

Type: Auto

Good Fair Poor

Cleaner Condition:



Good Fair Poor

Hose Condition:



Tail Sweep Condition: Good Fair Poor



Good Fair Poor

Bag Condition:



Does the pool cleaner appear to be functioning as intended? Yes No

Summary/ Deficiencies: Pool cleaner appears to be in good condition and appeared to be functioning as intended.

Chlorine System Condition/Information

I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Deficiencies/items of concern are highlighted below in yellow & should be addressed to the client's satisfaction prior to closing.

I	NI	NP	D
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Manufacturer: Hayward

Saltwater

Type:

Some pool contractors/service companies are no longer installing saltwater pool equipment due to: Equipment damage/replacement due to salt damage & due to natural stone damage due to salt. Also some home warranty companies may not cover saltwater pools.

Yes No Salt level was very low, chlorinator was off, chlorinator @ 70% & the system was off with a service light lit. Recommend further evaluation by a qualified pool technician.

Does the chlorine system appear to be functioning as intended?



Feeder Condition: Good Fair Poor

Hose/Tubing Condition: Good Fair Poor

Digital Reading: None/Off

Operating Condition: Unknown

Floater(s) Used: Yes No

Check Valve Operation: Unknown (integrated into the plumbing system and cannot be checked)

Summary/Deficiencies: Chlorine system did not appear to be functioning as intended & there were deficiencies/items of concern as noted above in yellow.

Control Center Condition/Information

I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Deficiencies/items of concern are highlighted below in yellow & should be addressed to the client's satisfaction prior to closing.

I NI NP D

Manufacturer: Hayward

Good Fair Poor

Condition:



Does the control center appear to be functioning as intended?

Yes No

Summary:

Control Center appears to be in good condition and is functioning as intended.

Pool/Spa & Enclosure Condition/Information

Deficiencies/items of concern are highlighted below in yellow & should be addressed to the client's satisfaction prior to closing.

I NI NP D

Does the pool/spa appear to have an adequate pool/spa enclosure?

Yes No

Do the gates open outward/away from the pool/spa? Yes No The right gate swings inward. Gates around pool, areas are required to swing outward as required by today's standards.

Are the gates self closing & latching? Yes No The gates are not self closing/latching as required by today's standards. This is a safety issue & should be properly repaired as required.

Are the top of the gates/fences a minimum of 48" above grade on the outside of the gate/fence as required? Yes No

Are there any openings under the fence/gate that would allow passage of a 4" sphere? Yes No

Are there any openings/cutouts in the fence/gate that are greater than 1 3/4"? Yes No Openings greater than 1 3/4" are not allowed as required by today's standards.

Any gates less than 54" in height & if so is the latch greater than 3" below the top of the gate on the pool side? Yes No

Is the gate latch inside the gate & with no opening more than a 1/2" within 18" around the latch? Yes No Openings of more than 1/2" are not within 18" around the latch.

Is there a chain link fence around the pool? Yes No Chain link fences are not allowed by today's standards & should be removed & replaced with an appropriate pool enclosure.

Are the gates/fences designed so that it would not make it easy to climb? Yes No

Do all doors leading to the pool have an approved dead bolt lock? Yes No

Do all doors leading to the pool from the interior of the structure have a have an audible device/alarm that sounds throughout the interior of the structure for a minimum of 30 seconds if opened.

Yes No This is a safety issue & it is recommended that an approved audible device/alarm be installed as required by today's standards.

Overall Pool/Spa Condition/Information

Deficiencies/items of concern are highlighted below in yellow & should be addressed to the client's satisfaction prior to closing.

I NI NP D

Pool Circulation: Good Fair Poor

Does the pool/spa appear to be functioning as intended? Yes No

Were water leaks in above-ground pipes and/or equipment observed at the time of the inspection? Yes No

Is the top of the water surface level around the perimeter of the pool in relation to the tile around the perimeter of the pool? Yes No

Does the plaster appear to be functioning as intended? Yes No

Plaster Condition: The plaster is overall in good condition. No exposed gunite was observed at the time of the inspection & the plaster appears to be serving its intended purpose which is to make the structure water tight. All blemishes appear to be cosmetic in nature from the pool surface.

Is the plaster/joint under the coping Yes No sealed?

Tile Condition: Good Fair Poor

Does the tile appear to be functioning as intended? Yes No

Coping Condition: Good Fair Poor

Does the coping appear to be functioning as intended? Yes No

Staining observed? No (none visible from pool surface)

Pool Cracks observed? Yes No none visible from pool surface

Yes No Recommend sealing the construction joint between the decking & pool coping with a self leveling compound to prevent moisture penetration.

Cracking in the pool decking?



Is the pool deck properly sloped away from the pool to allow water to drain away from the pool? Yes No

Are hand Rails Present? Yes No

Debris Conditions: Clear

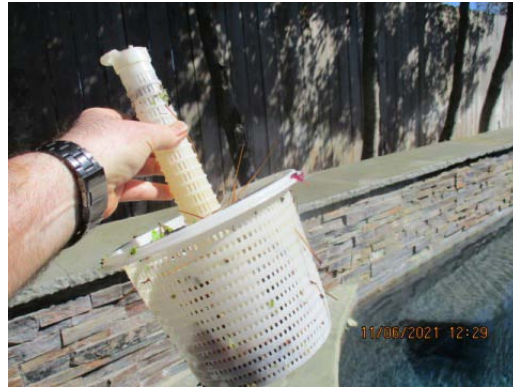
Skimmer Quantity? 2

Skimmer Condition? Good Fair Poor

Weir Condition: Good Fair Poor Missing. The right side weir is missing. Recommend the installation of a weir by a qualified pool contractor as required.

Good Fair Poor

Skimmer Basket Condition:



Main Drain Covers Secure: Yes (appeared to be secure from pool surface)

Yes, the drain cover/covers appeared to be VGB/Anti-Vortex Compliant from the pools surface.

Main Drain Covers VGB Compliant/Anti-Vortex Compliant:



of Main Drains: 4

Plumbing Type: PVC The exposed PVC pipes have not been painted. Recommend painting or covering to prevent deterioration of the plastic piping exposed to the elements.

Plumbing Condition: Good Fair Poor

Plumbing Leaks? Yes No visible leaks were observed at the time of the inspection.

Valve Condition: Good Fair Poor

Equipment On A Pad: Yes

Overall Pool/Spa Checklist:

Deficiencies/items of concern are highlighted below in yellow & should be addressed to the client's satisfaction prior to closing.

- Y N Are the decks around the pool cluttered?
- Y N Do the surfaces leading to the pool, including the deck and steps appear to be slip resistant?
- Y N Is an adequate unobstructed means of egress from the pool provided?
- Y N Are the steps, treads, ramps, ledges or any other protrusions into the pool marked with a contrasting color coating or tile? Steps, treads, ramps, ledges or any other protrusions into the pool are required to be marked with a contrasting color coating or tile by today's standards.
- Y N Do the main drain grates appear to be bolted securely to the pool bottom as observed from the pool surface?
- Y N Is the water clean?
- Y N Is algae growth visible as observed from the pool surface?
- Y N Are coping stones and tiles chipped, cracked or loose?
- Y N Is there visible surface staining as observed from the pool surface?
- Y N Is the water level at the proper height to allow continuous overflow of water into the skimmers?
- Y N Are hose bibs/fill valve installed near the pool?
- Y N Are the skimmer baskets clean of debris?
- Y N Are pipes/fittings leaking?
- Y N Is an air pressure relief valve installed on the filter tank?
- Y N Is a service drop above or within 10' of the pool? Service drops within 10' of the pool requires a clearance of 22' in any direction from the water. Power lines can be dangerous, be aware of power lines while skimming/brushing the pool.
- Y N Is a diving board present? Serious head, neck or back injury may occur when diving head first into a pool. Swimmers should always enter a pool feet first initially, so as to become familiar with the physical characteristics of the pool. No head first diving should be allowed in any pool unless the pool meets all standards that pertain to diving, such as provided by the diving board manufacturers, pool industry groups, the United States Diving Association, FINA, or by recommendations as provided by the American Red Cross or the YMCA, as well as applicable local codes and regulations.

Routine Maintenance For Your Information:

- **Pool/Spa and Deck:** The water quality and clarity must be tested on a regular basis. Any required corrections to pH and disinfectant levels must be made before the pool or spa is entered.
- The main drain cover must be observed to make sure it is firmly attached and intact. The pool may require brushing or vacuuming before entering. The water level must provide for positive skimming. Water levels that are either too high or low can prevent proper skimming from taking place.
- All ladders, handrails, diving boards and other equipment must be firmly attached and in good repair. The deck around the pool should be free from any debris or items that may limit accessibility around the pool/spa.
- **Brushing:** All pools and spas need to be brushed on a regular basis. How often will depend on the amount of soil and other debris enters the water. Pool or spa surfaces that contain algae should be brushed to dislodge the algae and improve the disinfectant's efficacy.
- **Vacuuming:** Debris on the bottom of the pool is not only unsightly, but it may also provide a source for algae growth. Debris is removed by suction and should be done on a regular basis or as needed. Vacuuming is best done after the debris has had time to settle and the pool is no longer being used. A good rule of thumb is to allow at least two hours with no swimmers present, or after all the debris has settled.
- **Tile Cleaning:** Cleaning the water line must be done on a regular basis to maintain a clean and sanitary pool. The scum line is a collection of oils and dirt and can be a home for bacteria. Algae growth often starts in grout between tiles. The tiles have a glazed, non-porous finish and a non-abrasive tile cleaner should be used so as not to harm the glaze.

Salt Chlorine Generator Information:

- Refer to your manufacturer's instructions/recommendations prior to making any adjustments/modifications to your pools system.
- Add salt to your pool for the Salt Chlorine Generator to act on. It is generally recommended to run at a salt concentration of 3500 ppm. check your manufacturer's instructions for their recommended level of concentration . Use a salt that is at least 99.8% pure NaCl. The preferred salt is an evaporated, granulated, food quality, NON-iodized salt. Avoid using salt with anti-caking agents like sodium ferrocyanide, also known as yellow YPS (prussiate of soda. These cause some discoloration of fittings and pool surface finishes. DO NOT use calcium chloride.
- Using a salt water test strip, measure the current salt level of your pool. If the level is low per your manufacture's instructions, determine the number of gallons in your pool and add salt according to the salt table.
- Before adding salt to your pool, be sure to TURN OFF the salt chlorine generator at the Control Unit or as recommended by your manufactures instructions. The generator should not be turned on until the salt is completely dissolved. Leave the PUMP ON to circulate the water and help dissolve the salt.
- When you add salt, DO NOT pour it directly into the skimmer. For best results empty the required salt into the shallow end of the pool and let it dissolve and circulate through the main drain or as recommended by your

manufactures instructions. The salt may take about 24 hours to dissolve completely. Finer grades of salt will dissolve faster.

- After the salt has dissolved, turn on the salt chlorinator. Check to see that the salt level is around 3500 ppm. Your pool should be maintained at around this level or as recommended by your manufactures instructions. A low salt level below 3000 ppm reduces the efficiency of the salt generator which results in low chlorine production. A high salt level above 4500 ppm can rapidly reduce the longevity of the cell.