



Fox Residential Pool Services Houston

8616 Daffodil St, Houston, TX 77063

832-410-1101

Swimming Pool Inspection Report

Inspection Date: **May 8, 2020**

Pool Address: **21515 Pebble Pine Court Cypress, TX 77433**

Inspection requested by: **Jason Baldwin**

Home Phone: **(713)446-1280**

Business Phone: _____

Client Email: **jbald13@gmail.com**

Inspector: **Arash Dinyarian**





G=Good Condition

F=Fair Condition

P=Poor Condition

NP=Not Present

G F P NP

I. VISUAL ASSESMENT OF STRUCTURE

A. Tile & Grouting

Comments:

Pool tile in fair shape, some wear of grout.

B. Interior Finish, Type

Comments:

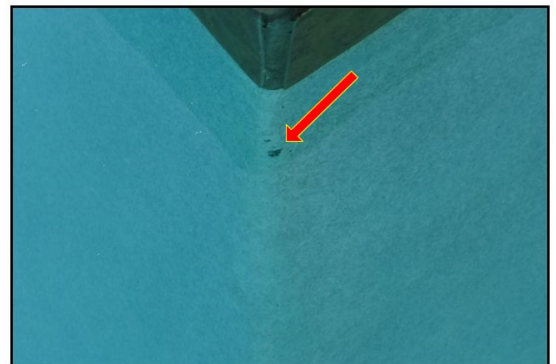
Type of Construction: In Ground

Finish Type: Gunitite - Plaster surface

Approximate Volume:8,000 Gallons

Type of pool: Chlorine

Some discoloration of the pool surface was observed at the time of this inspection. A qualified technician should investigate the cause and remedy of this condition.



Did not observed overflow drain for pool, Recommend monitoring during heavy rain.

C. Deck & Expansion Joints

Comments:

Observed mortar cracking between coping and deck at one or more locations.

Observed settlement / cracks around pool deck.



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D. Coping & Caulking

Comments:

The mortar between some of the coping around the pool and/or spa needs to be improved.



Observed cracks in coping.

E. Skimmer(s)

Comments:

Number of skimmers: 1

Skimmer basket in need of cleaning.

F. Main Drain Cover(s)

Comments:

No significant deficiencies or anomalies observed at the time of inspection.

G. Inlets

Comments:

No significant deficiencies or anomalies observed at the time of inspection.



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H. Anchors & Ropes

Comments:
Not present at the time of inspection.

II. DECK EQUIPMENT

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A. Ladder(s) & Handrails

Comments:
Not present at the time of inspection.

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B. Deck Fittings

Comments:
No significant deficiencies or anomalies observed at the time of inspection.

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C. Diving Board/Slide

Comments:
Not present at the time of inspection.

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D. Cover(s)

Comments:
Not present at the time of inspection.

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E. Fencing & Barriers

Comments:
Under current standards, all of the homes entry doors that give access to the pool area should be equipped with an audible alarm that can be heard throughout the house, sound continuously for 30-seconds, and be mounted at least 54-inches from the doors threshold. A self-closing and self-latch door device can be used in lieu of the audible alarm system as long as the protection is not less than the audible alarm.

All pedestrian access gates should open outward away from the pool and should be self-closing and have a self-latching device. Where the release mechanism is located less than 54 inches from the bottom of the gate. A second release mechanism should be located on the poolside of the gate at least 3 inches below the top of the gate.

Overall condition of fence is poor. Maintenance of the fence is the sole responsibility of the pool owner to prevent accidental drowning of others.



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III. MECHANICAL EQUIPMENT

A. Pump/Motor

Comments:

Pool filter pump



Filter pump data plate



Pump bearing noise observed coming from Pool pump which generally indicates imminent failure in the not-too-distant future.

There was a lot of air observed in the plumbing lines. Further evaluation is recommended.

B. Filter

Comments:

Type of Filter: Cartridge / Filter Gauge Pressure Reading: 10 to 15 psi

Filter



Filter data plate

N/A

Disassembly and/or servicing of filter is beyond the scope of this limited visual inspection. Recommend obtaining documentation from seller regarding last servicing of filter. Life expectancy of swimming pool components such as filter is expected to last up to 5-7 years.



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C. Heater

Comments:

Heater Type: Natural Gas

<p>Heater</p> 	<p>Heater data plate</p> 
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No significant deficiencies or anomalies observed at the time of inspection.

D. Piping & Valves

Comments:

No significant deficiencies or anomalies observed at the time of inspection.

E. Water Features

Comments:

<p>Water feature pump <i>Not checked/inspected.</i></p>	<p>Pump data plate <i>Not present at the time of inspection.</i></p>
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F. Auto Cleaning Equipment

Comments:

Type of Cleaner: In Floor

<p>Pool cleaner motor <i>Not present at the time of inspection.</i></p>	<p>Cleaner motor data plate <i>Not present at the time of inspection.</i></p>
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The sweeper does not appear to be performing properly at this time.



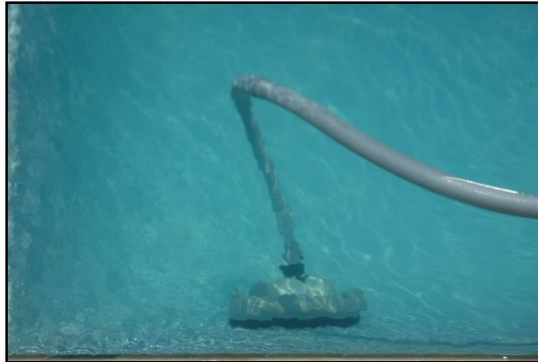
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G. Chemical Feeders & Generators

Comments:

Chlorinator / Salt Cell



Chlorinator / Salt Cell data plate

N/A

Damage of chlorinator cap observed.



H. Gauges

Comments:

No significant deficiencies or anomalies observed at the time of inspection.



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I. Controls/Time Clocks

Comments:

No significant deficiencies or anomalies observed at the time of inspection.

J. Switches & W/P Covers

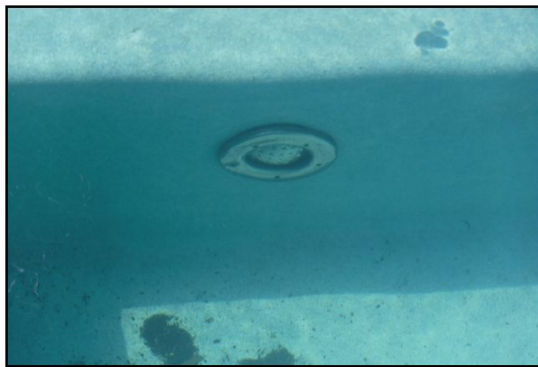
Comments:

No significant deficiencies or anomalies observed at the time of inspection.

K. Lights/GFCI

Comments:

Light not operational, GFCI appears to be operational indicating likelihood light fixture just needs a bulb, spa and pool. Needs further diagnosis to determine true cause and proper remedy.



L. Bonding/Grounding

Comments:

Did not observe proper electrical bonding wire attachment to all pool mechanical equipment. This is required for safety from potential shock hazard.





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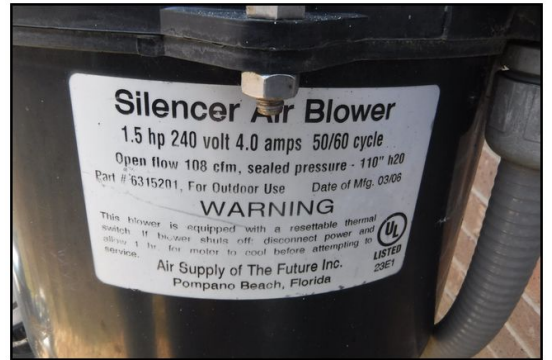
M. Air Blowers & Controls

Comments:

Air blower



Air blower data plate



No significant deficiencies or anomalies observed at the time of inspection.

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N. Fill Line

Comments:

Inspector was unable to locate a code required anti-siphon / back flow preventer valve on pool/spa and/or water fill line. The homeowner should be consulted on the location of the fill line/valve if any present.



IV. WATER CHEMISTRY

Water chemistry was tested with an AquaCheck 7 Pool & Spa Test Strip. The strips test for the following:

Total Hardness: 500 ppm (OK)

The measure of all the dissolved minerals such as calcium, magnesium and sodium is known as total hardness. Regarding pool water chemistry, it's known as calcium hardness. High or low levels of calcium hardness can result in issues, so the recommended level for calcium hardness is 200 - 400 parts per million.

Total Chlorine: 5 ppm (OK)

Total chlorine is the sum of combined and free chlorine. In all instances, the level of total chlorine will always be above or equal to free chlorine levels. An ideal reading would be between 1 and 5 parts per million

Total Bromine: 10 ppm (OK)

Bromine is most commonly used in conjunction with the total chlorine as a sanitizer, an ideal reading would be between 2 to 10 parts per million

Free Chlorine: 0 ppm (Very Low)

Free available chlorine is the part of the total chlorine measurement that has not yet reacted with contaminants. Therefore, it is called available or free. Desired range would be 1 to 3 parts per million for a pool, and 3 to 5 parts per million for a spa

pH Levels: 7.8 (OK)

pH is the intensity of acid or alkaline materials in the water of your pool or spa. An ideal range would be from 7.2 to 7.8. Low readings could be the cause of etching to the plaster surface, where as high readings could create scaling or cloudy water.

Total Alkalinity: 240 ppm (Very High)

Total alkalinity measures the amount of alkaline substances (primarily bicarbonates and carbonates in your water). Alkaline substances buffer your water against sudden changes on pH so that your water chemistry is more easily controlled. An ideal range would be between 80 and 120 parts per million

Cyanuric Acid: 150 ppm (High)

Cyanuric acid stabilizes chlorine from degradation caused by UV rays of the sun. An ideal reading would be between 30 to 50 parts per million.

Company Disclaimer Related to Pools & Spas

Based on what we were able to observe and our experience with swimming pool, spa and hot tub technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residence.

For further assistance and inspections, we recommend contacting a licensed pool contractor or ask the seller if you may discuss the pool or spa with the maintenance company that the seller has used to clean and service the pool or spa.

The Inspector shall inspect and report deficiencies in the condition of all associated above ground and accessible components. This inspection does not include evaluations of freeze guard controls and/or devices or pool, spa or hot tub bodies / shells below the water line and does not insure, guarantee or warrant against structure or sub-surfaces water leaks, either expressed or implied.

Specific limitations for swimming pools, spas, hot tubs, and equipment.

The inspector is not required to:

dismantle or otherwise open any components or lines;

operate valves;

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; or

inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

NOTICE: This is a report on the condition of the Swimming Pool and/or Spa equipment and operation as inspected by Fox Residential Pool Services Houston. The scope of the inspection was limited to those aspects of the pool/spa and related equipment, which were observable by visual external inspection from the ground service. No pressure tests were performed on the plumbing to check for underground water leaks and none of the pool/spa equipment components were disassembled (*Pool filters, valves, heaters, etc.*) for purposes of this inspection. This report includes only those conditions, which were observable after a reasonable examination of the pool/spa in normal operating condition on the date of the inspection.

Fox Residential Pool Services Houston makes no representation as to existing conditions of pool/spa and related equipment other than as set forth herein and observable by inspection in the manner set forth above. Allowances will have been made if the pool/spa is not operational. **FOX RESIDENTIAL POOL SERVICES HOUSTON MAKES NO WARRANTIES EXPRESSED OR IMPLIED**, relating to the present condition of the pool/spa and or equipment nor suitability for continued service.

Any party relying on this report understands that the liability of Fox Residential Pool Services Houston arising from the inspection, on which this report is based, shall be limited to the amount of the inspection fee paid.

THIS IS NOT A CONTRACT OR A BID, BUT A FORM OF INSPECTION ONLY. IF ANY REPAIRS ARE NEEDED, OR IF WARRANTIES OR CONDITIONS OTHER THAN THAT STATED ABOVE ARE REQUIRED, A SEPARATE PROPOSAL MAY BE REQUIRED.

The inspector does not measure the exact dimensions of pool/spa, nor make any other determinations of compliance or noncompliance with residential pool/spa standards of the National Pool and Spa Institute, or with local building codes or ordinances, except as specifically noted. The issuance of this report does not imply that the pool/spa is in compliance with such standards, codes or ordinances.

This is not a judgment as to compliance with NSPI's standards