



Fox Residential Pool Services Houston

8616 Daffodil St, Houston, TX 77063

832-410-1101

Swimming Pool Inspection Report

Inspection Date: **January 19, 2022**

Pool Address: **23 Misty Grove Circle The Woodlands, TX 77380**

Inspection requested by: **Scott Hagstrom**

Home Phone: **(480)518-4053**

Business Phone: _____

Client Email: **scott.hagstrom@farouk.com**

Inspector: **Josh Burk**





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:

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

B. Interior Finish, Type

Comments:

Type of Construction: In Ground

Finish Type: In Gound Gunite - Quartz Plaster surface

Approximate Volume:20,000 Gallons

Type of pool: Chlorine

The pool structure appears/ is to be out of level.





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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.



Observed typical wear / deterioration / discoloration of plaster finish.



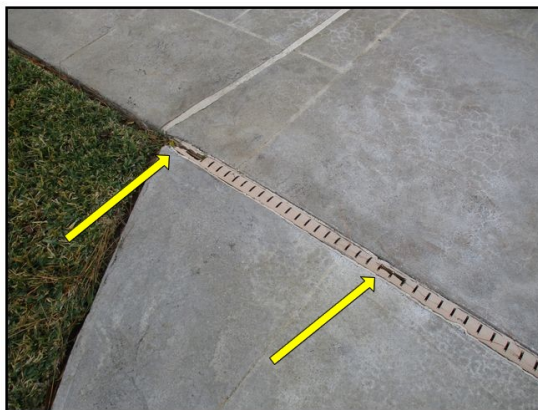
Some algae staining & pitting, algae stain when brushed started coming off.

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C. Deck & Expansion Joints

Comments:

One or more of the deck drain screens were observed to be damaged.





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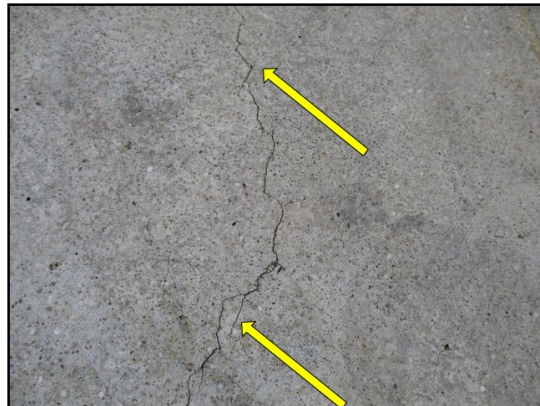
NP=Not Present

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|----------|----------|----------|-----------|
| G | F | P | NP |
|----------|----------|----------|-----------|

Missing and/or failing mastic (Deck-O-Seal) was observed between the deck, possible trip hazards. The mastic requires improvement at some locations at this time.



Some cracking of the deck was observed.



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D. Coping & Caulking

Comments:

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



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E. Skimmer(s)

Comments:

Number of skimmers: 2

The Weir doors are missing at both skimmers that keeps debris from floating back into pool when filter pump is off.



Skimmer basket full of debris. Recommend cleaning.

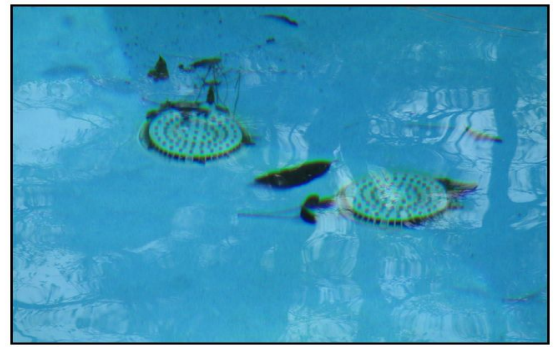


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F. Main Drain Cover(s)

Comments:

Did observe anti-vortex/ anti-snare or VGB approved main drain covers installed at time of inspection.



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



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G. Inlets

Comments:

One or more inlets around the pool are missing their directional covers.



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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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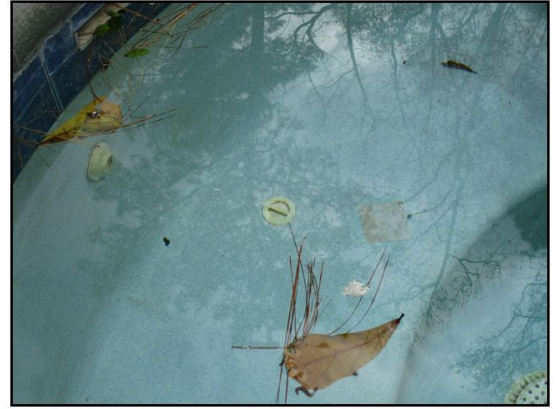
NP=Not Present

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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.



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III. MECHANICAL EQUIPMENT

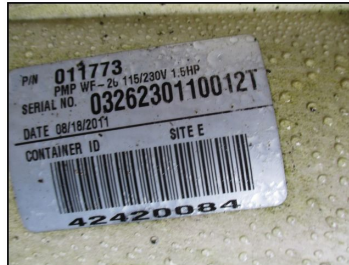
A. Pump/Motor

Comments:

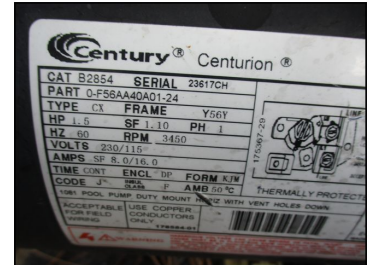
Pool filter pump



Filter pump data plate



Filter motor data plate



There is a possible water leak at the above ground plumbing lines at and around the filter pump. Inspector was unable to determine due to condensation forming on multiple/ all components, further monitoring is recommended during dryer conditions, and or the cause and remedy should be further evaluated and corrected as necessary.



Cavitation (Air) observed in the filter pump housing. The cause and remedy should be further evaluated.





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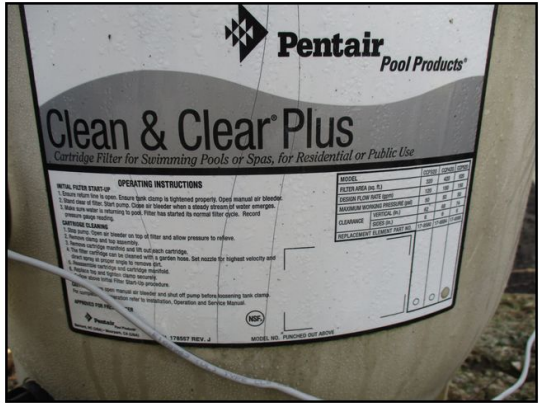
NP=Not Present

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B. Filter

Comments:

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

| | |
|---|---|
| <p>Filter</p>  | <p>Filter data plate</p>  |
|---|---|


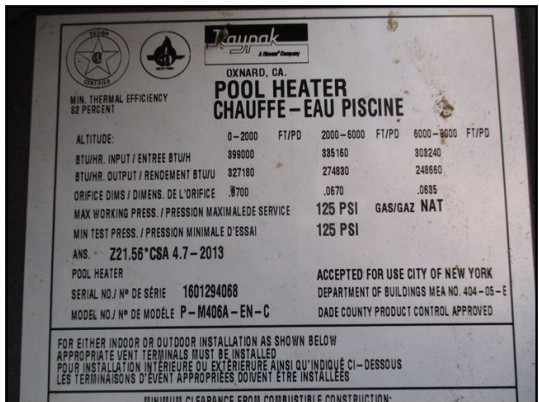
Disassembly and/or servicing of filter is beyond the scope of this limited visual inspection. Recommend obtaining documentation from seller regarding last servicing of filter.

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

C. Heater

Comments:

Heater Type: Natural Gas

| | |
|---|---|
| <p>Heater</p>  | <p>Heater data plate</p>  |
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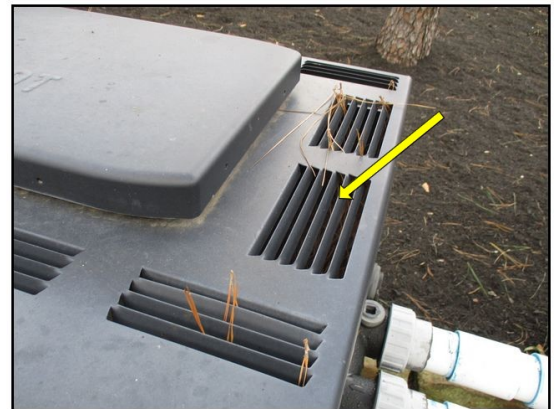
NP=Not Present

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Heater was not operational at time of inspection. Error codes displayed, No pilot sensed, ignition lockout. Needs further evaluation/ repair by a qualified technician.



The debris in the pool heater burner chamber needs to be cleaned out out and removed.



Buyers Note: The Gas to the heater was off at the time of the inspection, I turned on the gas for testing then returned it to it's original off position.



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D. Piping & Valves

Comments:

Spa mode causes spa water to lower/ drain, possibly due to inoperable actuator. Recommend further evaluation by a qualified technician. Inspector switched back to pool mode and spa refilled.



Left actuator is inoperable, needs repair/ replacement.



Observed air bubbles coming through return line. Indicates inlet side of piping going into pump needs to be re-plumbed.





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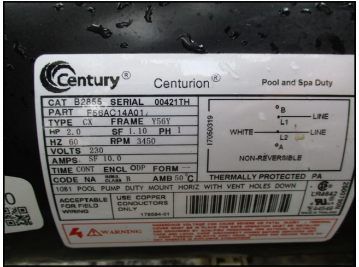
G F P NP

Missing handle and or securing bolts on one or more valves.



E. Water Features

Comments:

| | | |
|---|---|---|
| <p>Water feature pump</p>  | <p>Feature pump data plate</p>  | <p>Feature motor data plate</p>  |
|---|---|---|

Cavitation (Air) observed in the water feature pump housing. The cause and remedy should be further evaluated.





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F. Auto Cleaning Equipment

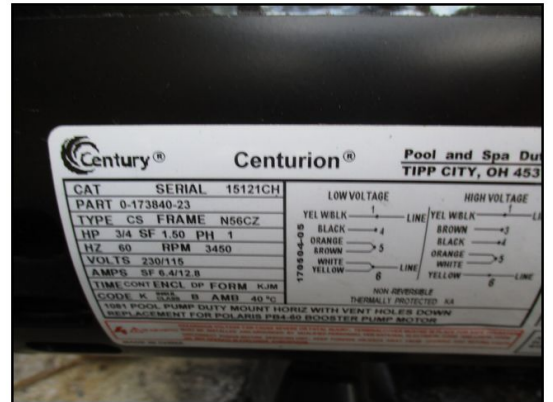
Comments:

Type of Cleaner: Pressure

Pool cleaner motor



Cleaner motor data plate

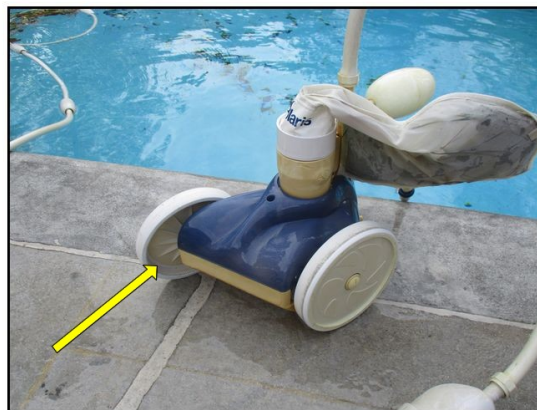


The booster pump has excessive noise/vibration, possibly due to inoperable pool sweep or indicates the unit having a limited serviceable life remaining.

POOL SWEEP:

The sweeper appears to be inoperative. The cause and remedy should be further evaluated.

The majority of the gear/ teeth on drive wheels are worn/ damaged, causing unit not to operate properly. Needs repair/ replacement.



Wheels are deteriorated.



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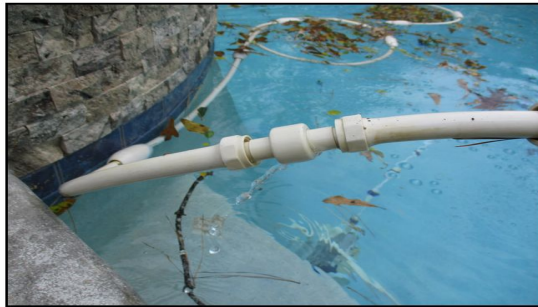
NP=Not Present

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Polaris line old and stiff.



Observed leaks at one or more union fittings.



Back-up valve was operational at time of inspection.

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G. Chemical Feeders & Generators

Comments:

Chlorinator



Chlorinator data plate



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



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H. Gauges

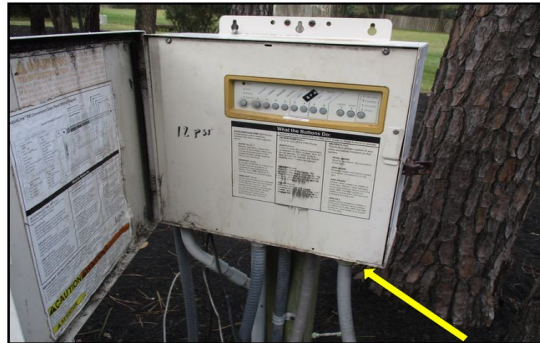
Comments:

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

I. Controls/Time Clocks

Comments:

Panel exterior circular knockout(s) need to be sealed.



Water temperature sensor appears removed/ not properly installed in a pipe.



The deck/ spa side function buttons are not labeled requiring a trial and error approach to turning on the desired features.



Interior wall control panel was operational at time of inspection.



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J. Switches & W/P Covers

Comments:

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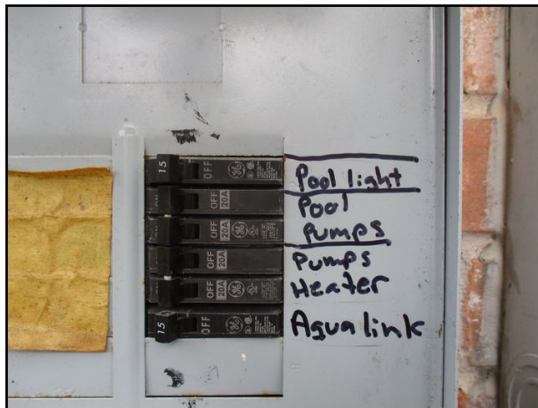
K. Lights/GFCI

Comments:

The pool water feature lights appear inoperative. The cause and remedy should be further evaluated.



I was unable to locate a ground fault circuit interrupter (GFCI) receptacle, breaker or device for the swimming pool lighting and equipment. The homeowner should be consulted on the location of this GFCI device. If there is no GFCI device installed for the pool lighting and equipment circuit, a GFCI receptacle, breaker or device should be installed for reasons of safety. The lack of this GFCI protection is a recognized hazard.





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Pool and spa lights were operational at time of inspection.



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.



The pool pump motors do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all pool pump motors supplied from branch circuits rated at 120 volts through 240 volts, single phase, whether by receptacle or direct connection, shall be provided with ground-fault circuit-interrupter protection for personnel.

Buyer's note: Inspector cannot confirm and or test for proper presence of bonding/grounding of the pool structure.



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M. Air Blowers & Controls

Comments:

Air blower



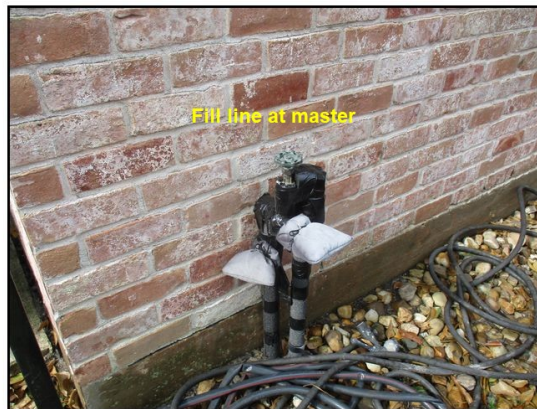
Air blower data plate



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

N. Fill Line

Comments:



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



IV. WATER CHEMISTRY

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

Total Hardness: 250 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: 10 ppm (High)

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: 20 ppm (High)

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: 20 ppm (Very High)

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: 120 ppm (OK)

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: 100 ppm (OK)

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