



Swimming Pool Inspection

Prepared by: Joshua DeRoche

Date: 4/3/2023

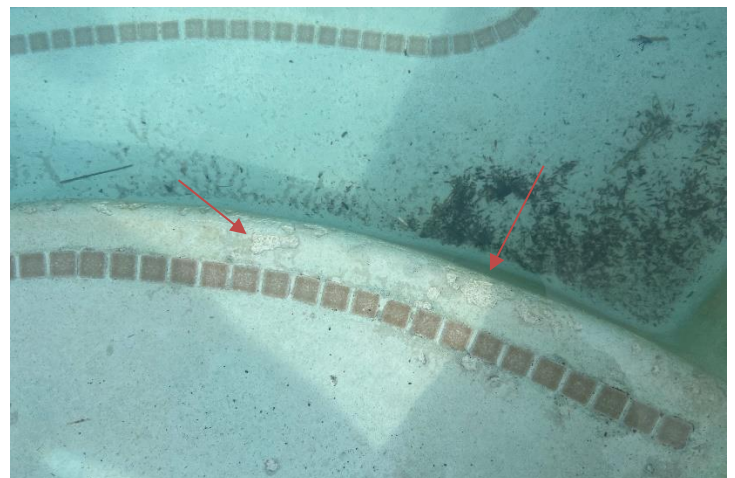
Luxely Real Estate

Address: 4449 Sherylwood Dr, Port Arthur 77642

Phone: 832-248-7088

Items inspected:

1. Plaster: Plaster lifespan is usually about 10 years, the plaster is very stained and mottled from old age and/or chemical maintenance. The copper staining appears to be from the heater(which is being bypassed). The plaster is in good shape in regards to it appears to be holding water great, and no structural leaks are noticed. Attached photos to visually explain:



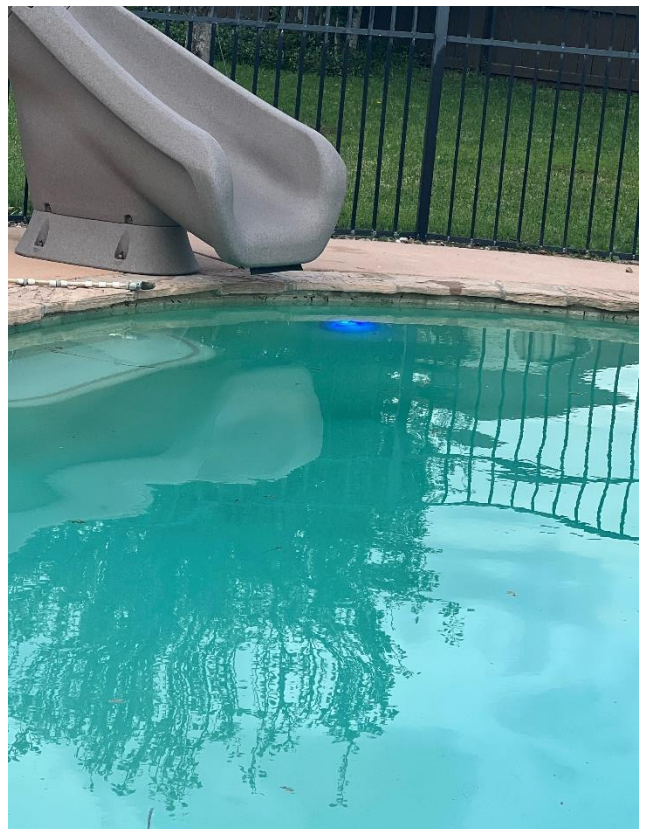
2. Expansion joint: Expansion joint/mastic joint/deck-o-seal is gone. This is an epoxy joint that prevents water from rain, overflow, etc, from getting in-between the structure of the pool, and the deck. This prevents deck shifting and should be replaced every 5-8 years, as needed.



- Automation system: The LCD Display on the automation system seems to be sun-burnt, as if the door panel was opened for an extended period of time. The water temperature sensor has been disconnected and is bare low voltage wiring hanging below the automation system. The return valve actuator also is nonfunctional, which will keep the system from entering SPA mode.



4. Light: Pool lights are in working condition, however the spa light is in not working condition. GFCI is in working condition, and both pool lights are working completely properly. Currently installed is a Hayward Colorlogic, and it is not a serviceable light, and would need to be entirely changed.



5. Equipment: Pool equipment has a leak in suction manifold, a cracked heater manifold, and a cracked booster pump housing. All of these items have already been quoted and approved to be repaired by Pool-Aid. Booster pump and heater will both be bypassed so pool can flow and filter. Pool filter has been replaced at some point, and was replaced with a small cartridge filter that will work, however will need to be cleaned frequently to function properly, as it is a small cartridge filter for the size of the pool.



Blank page / end of inspection