

POOL INSPECTION

The background image shows a residential pool deck area. In the foreground, there's a curved concrete pool deck with a metal handrail. The pool water is visible, showing some greenish tint. In the background, there's a house with a red-tiled roof and a white door. A black grill and some outdoor furniture are visible on the deck.

Maintenance is the key to avoiding major expenses. The pool should be cared for, even in the winter

March 26, 2024

ACCURATE POOL INSPECTION

Jim Davis, NSPF Certified Pool-Spa Inspector

Florida Contractor SCC1311519 01

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We Thank you...

for retaining Accurate Pool Inspection to inspect your pool. We hope that you find this report useful. Please read this report carefully. Some important notes, action items and recommendations are only visible in the underwater video link.

This observation was conducted in accordance with the attached Limitation and Exclusions, which are attached to and form part of this report. Inclusion of an item in this report does not necessarily mean that item requires immediate repair or replacement, but may be for the Owner's information in order to make a more informed decision and for future maintenance scheduling.

***"You didn't have your pool inspected unless you had
your pool Accurately Inspected!"***

LIMITS AND EXCLUSIONS:

The observation and report are performed for the sole, confidential, and exclusive use and possession of the Client. Client acknowledges that further investigation of a reported condition by an appropriate specialists may provide additional information. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the transfer of title/close of the transaction. In the event Client becomes aware of a reportable condition, which was not reported by the Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's agents to evaluate said condition(s) before making any repair, alteration, or replacement. Client agrees that any failure to notify inspector is a material breach of this Agreement.

The following report is a summation of the inspector's observations. It is intended to provide you with a better understanding of the condition of the swimming pool thus enabling you to make a more informed purchase decision. The observation is a visual inspection of readily accessible areas of the pool and pool equipment and is limited to visually observable major deficiencies of apparent conditions existing as they arise at the time of the inspection. The term major deficiency is defined as the presence of patent defects or material deferred maintenance of the pool/spa systems, components, or equipment. This definition specifically excludes deficiencies that are not normally remedied during routine operating maintenance, which generally do not represent a major deficiency of the pool/spa system. This inspection is not a building code inspection, nor determines if the swimming pool/spa systems and components are installed to plan drawings/manufacturers requirements. Design problems and adequacy are not within the scope of this inspection. The observer will not determine operational capacity, quality, or suitability for a particular use of items inspected. Systems and conditions that are NOT within the scope of the inspection include, but are not limited to: concealed or underground electrical or plumbing, underground tanks and solar heating systems. Any general comments which may appear about these or other excluded systems, above ground spas, portable spas, items which are not part of the pool, and conditions are provided as a courtesy only and do NOT represent or form a part of the observation report. Secondary or consequential damages are excluded. Maintenance and other items may be discussed, but are not part of this observation.

Cosmetic items such as minor scratches, scrapes, dents, cracks, stains, soils or faded surfaces on the structure or equipment are excluded from this observation and report.

The observer assumes no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, current or arising in the future, any property damage, secondary or consequential damage, or bodily injury of any nature. The observation is not intended to access all risks, detect any flaw, predict all occurrences or make assurances. **THE OBSERVATION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM AND STRUCTURE.**

We cannot access all risks, detect all flaws, predict all occurrences, or make assurances from a limited time, visual inspection. Our liability is limited to the fee paid for the inspection. If you, the Client, or any third party, claim the Company is liable for negligently making the observation and/or preparing the report, or if for any reason you claim we have not fully satisfied all our obligations under this Agreement, our liability is limited to the fee paid for the observation and you release us from any additional liability. You agree to indemnify, defend, and hold us harmless if any third party brings a claim against us relating to the observation or the report.

SAFE USAGE: There are safety risks inherent with pools and spas. This general inspection cannot determine that a pool/spa or related equipment are safe for use by adults or children.

Some items within the report are minor in nature and/or are the result of delayed maintenance. Other items require no remedial action but are mentioned for your information purposes only. As you get closer to the closing on the property, we suggest you again operate and check the systems. These components may be operating properly at the time of the observation and later malfunction, especially if the house is vacant for a period of time. Failure of the seller to operate the circulation/filtration system and maintain the water balance and clarity between the time of the observation and the closing may result in damage to the equipment or pool finish.

Please feel free to contact us for further references to service the pool. I hope you have found this report to be useful. I appreciate your business and welcome any feedback.

Jim Davis
Owner, Accurate Pool Inspection
NSPF Certified Pool-Spa Inspector

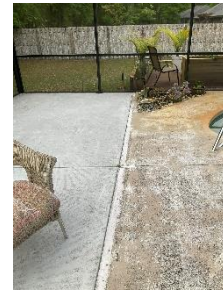
The complete set of photos can be found via the following Drop-Box link:

[link removed for privacy]

DECK STRUCTURE:

1. Pool Deck:

The concrete deck has an acrylic coating. The deck has been expanded to accommodate the lanai. The extended pour needs to be colored and textured. The deck is overall level with only minor fractures in the acrylic overlay. The deck has a stainless steel handrail at the stairs. It is pulled up and needs to be secured. There is another rail at the swimout.



2. Deck Drainage:

There is a drainage channel that separates the pool from the back of the house. It is functional and ample.

The drain is broken in the corner.





3. Coping:

The coping of the pool is a concrete square edged band with an acrylic coating. The coping has mild cracks, but is in overall serviceable condition.



INTERIOR STRUCTURE:

1. Interior Finish of Pool:

The plaster surface is an older pebble surface. It has signs of deterioration and several areas that have delaminated. The surface is heavily stained, primarily due to age. The surface remains in serviceable condition. An acid wash could greatly improve the aesthetics. The quote for an acid wash is \$1800.



2. Tile:

The waterline tile is a 6x6 tile. It is intact with no missing tiles or open grout lines.

3. Skimmer:

The pool is equipped with a single skimmer. It is dressed with a lid and basket.

There is a suction cleaner fitting in the skimmer.



4. Return System:

The pool is equipped with an infloor system. The cleaning system is functioning to return water to the pool. The carousel is having bypass, but is functioning. In addition to the floor returns, there is a single wall return with a screw-on directional fitting.



5. Main Drains:

The pool is equipped with a single bottom drain. The drain cover is fully attached and is compliant with the Virginia Graeme Baker Act.

**For more information regarding the Federal VGB Pool and Spa Safety Act, please read here:

https://www.sccgov.org/sites/cpd/programs/RH/Documents/RH_VGB_Pool_Spa_Safety_Act.pdf



6. Light:

The pool is equipped with a LED color-changing light fixture that is functioning as intended.



EQUIPMENT:

*****General note: No destructive testing or equipment disassembly of any component was performed at the time of your inspection.**

1. Pump & Motor:

The pool equipment is located in an equipment room that is built onto the back of the house. The pool is equipped with a Jandy FlowPro pump and motor that is new and functioning as intended.

*****As part of routine and preventative maintenance, it is suggested that all o-rings and gaskets be replaced at change of ownership.**



2. Filter:

The vessel is equipped with a Sta-Rite Posi-Clear PCCF150 cartridge filter. The filter was installed in 2018 and is functioning as intended.

*****As part of routine and preventative maintenance, it is suggested that all filter media (cartridge, DE or sand) be replaced at change of ownership. This is routine and sanitary maintenance. Filter media not inspected during inspection as it is assumed it will be replaced with change of ownership.**



3. Heater: Repair Recommended

The vessel is equipped with an Aqua Cal heat pump heater located inside an enclosed equipment room. The heat pump discharge requires fresh air that has not been discharged from the heater. The unit has an error code. The heater needs to be serviced and needs to be removed from the enclosed space. Recommend assesment by local Aqua Cal representative. Approximate price to move heater is \$1200.

The GoldLine solar system is not functioning.



4. Sanitation:

The vessel is equipped with an in-line chlorine feeder. The Model 320 is functioning as intended but not being used.



5. Pipes at the Equipment:

No leaks or fractures at equipment.



6. Valves:

To learn more about pool valve basics, please visit [Pool Valves: What You Need to Know \(poolonomics.com\)](http://poolonomics.com)



ELECTRICAL:

1. Infrared Test:

Infrared heat test performed on all electrical equipment while in operation to ensure the operating temperatures are within the range of manufacturers recommendations.

2. Controls/Timer:

The system is equipped with an Intermatic timer that is functioning as intended from 8am to 8pm.

There is a low-voltage transformer for the lighting system.



SAFETY:

For more information regarding the Residential Swimming Pool Safety Act, please read here:

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0500-0599/0515/0515ContentsIndex.html

Summary of Residential Pool Safety Act:

- Pool fence with a self-closing, self-latching gate (no direct access to the pool).
- An approved pool cover which is fitted to your pool.
- Alarms on all doors and windows leading to pool.
- A self-closing, self-latching device on all doors that provide direct access to the home from the pool.

The lanai door needs to be serviced so it closes and latches without assistance. One of the tiedowns need to be tightened. The bonding wire was located but the lug was pulled away from the baseplate. It needs to be established.



LIFE EXPECTANCY OF SWIMMING POOL COMPONENTS

Everything has a life expectancy – your house, your car and your pool. A typical pool is made of different components. Most are designed to operate under extreme conditions.... Although these components require replacement.

There are many reasons why the life expectancy of pool components fail: chemical imbalance, mis-use of operation, premature failure due to defects, mechanical wear due to age and UV breakdown.

Life Expectancies:

- Shell: over 40 years
- Pump and Motor: 10-12 years
- Filtration Devices: 8-15 years
- Plaster Finish: 10-12 years
- Pebble Finish: 20++ years
- Heater: 10-12 years
- Pool tile: 15-20 years

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- Salt Cell/Generator: 3-7 years

