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SWIMMING POOL AND SPA REPORT

1234 Main Street
Bolton, ON L7E0N4

Buyer Name
05/27/2024 9:00AM

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Introduction: Our inspections offer a broad evaluation of the pool environment. It's important to understand that while we provide a detailed overview, our assessments are not technically exhaustive. The main objective of our inspection is to identify the visible condition of all accessible components of the pool area.

Scope of Inspection: We assess key aspects such as the overall structure, safety features, and maintenance conditions of the pool and its surroundings. We focus on identifying significant areas that require attention to help maintain the pool's functionality and safety.

Safety Overview: Our inspection includes a general review of the pool's safety barriers, such as fences and gates, to ensure they meet basic safety standards. We also look at the condition of walkways, decks, and other accessible areas around the pool.

Recommendation: For a detailed technical evaluation and any necessary repairs, we strongly recommend consulting a professional pool service company. Our role is to highlight visible issues and provide a general sense of the pool's condition, helping you to understand any potential areas for concern.

Local Compliance Reminder: Please note that municipal regulations regarding pool safety, construction, and maintenance vary widely. We advise checking with your local authorities to ensure your pool meets all current local requirements.

Thank you for choosing us for your pool inspection needs. We are committed to providing you with a clear and useful assessment to aid in the safe and enjoyable use of your pool.

SUMMARY

1: SWIMMING POOLS AND SPAS GENERAL INFORMATION

Information

Type of Pool/Spa:
Inground Pool, Salt Water Pool

Pool Maintenance

1. Clean skimmer baskets each day
2. Run the pump and filter (Monitor pressure)
3. Skim the surface daily, vacuum weekly, and brush twice a week
4. Test the water weekly and ensure it is balanced
5. Add sanitizer weekly and shock every 1-2 weeks

2: SAFETY

		ACC	NP/NI	MTN	UPD	REP	MON
2.1	Pool Safety					X	

ACC = Acceptable NP/NI = Not Present or Not Inspected MTN = Maintenance UPD = Update REP = Repair or Concern MON = Monitor

Information

Pool Safety : Pool Barriers:

Pool Area Fenced Off, Chain Linked Fence

All pool fencing should be a minimum of 60 inches with the latch a minimum of 54 inches off the grade. Gates should be self-closing and self-latching and open away from the pool/spa area.

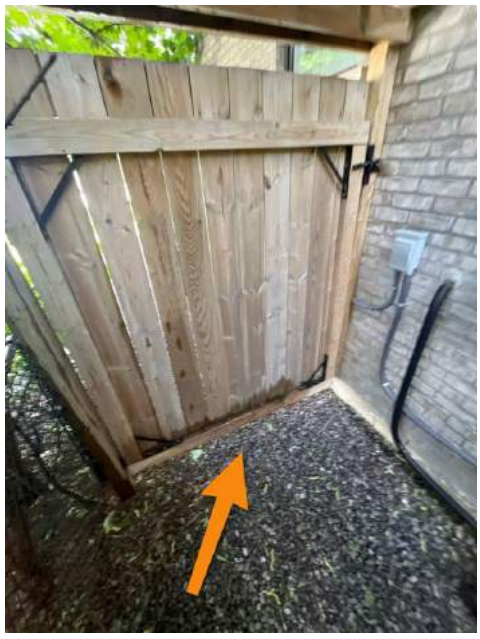
Observations/recommendations

2.1.1 Pool Safety

Recommendation or Concern

PERIMETER GATES DO NOT COMPLY WITH BARRIER REQUIREMENT.

The perimeter gates providing access to the pool/spa area are recommended to be equipped with self-closing and self-latching mechanisms, and they should open away from the pool area. This design enhances safety measures by ensuring the gates automatically close securely and latch, minimizing the risk of unauthorized access and enhancing overall pool safety.



3: COPING, DECKING, TILE

		ACC	NP/NI	MTN	UPD	REP	MON
3.1	Coping, Tile and Decking:	X					

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Information

Coping, Tile and Decking:: Coping Type:
Concrete with Plastic Bullnose Coping

Coping, Tile and Decking:: Decking Type:
Stone

Coping, Tile and Decking:: Satisfactory Overall Condition

Some wear was noted that is consistent with age and use. Anticipate some maintenance in the coming years.

4: POOL LINER

		ACC	NP/NI	MTN	UPD	REP	MON
4.1	Pool Liner Condition					X	X

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Information

Pool Liner Condition: Interior
Finish Material:
Vinyl

Observations/recommendations

4.1.1 Pool Liner Condition

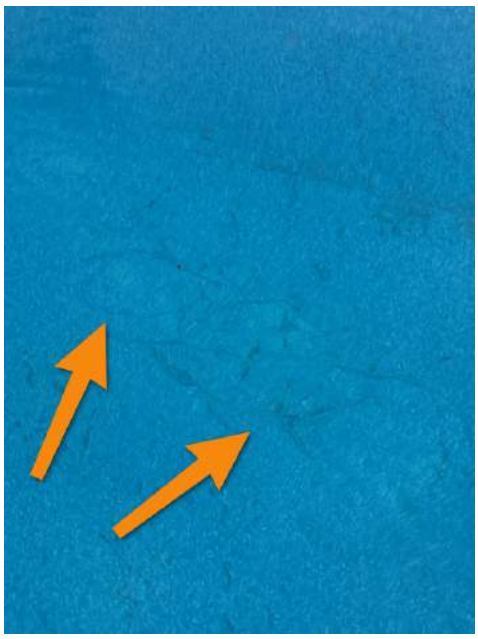
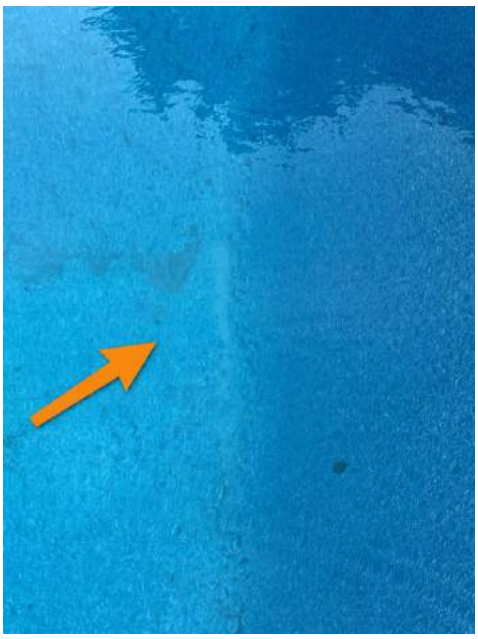
Recommendation or Concern

POOL LINER IS SHOWING WEAR THAT IS CONSISTENT WITH AGE

A typical liner usually lasts 15-20 years. The client is advised to budget for replacement in the coming 1-2 years.

Recommendation

Contact a qualified professional.

4.1.2 Pool Liner Condition

Recommendation or Concern

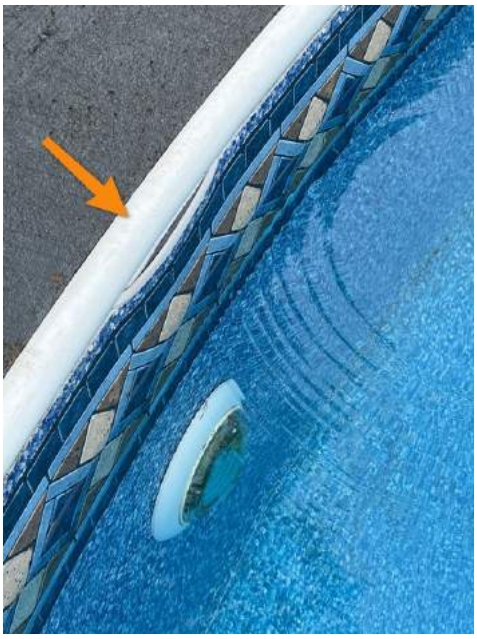
LINER IS PULLING FROM THE SEAMS

MULTIPLE LOCATIONS

Monitor for further movement. Maintenance is required to prevent further problems.

Recommendation

Contact a qualified professional.



5: DRAINS

		ACC	NP/NI	MTN	UPD	REP	MON
5.1	Drains:	X					

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Information

Drains:: Drain Type(s):

Main Drain, Skimmers

Drains:: No material defects

It is highly recommended to incorporate a regular skimmer cleaning routine, ideally on a weekly basis, or more frequently if necessary. By diligently removing debris, the skimmer can function at its optimal efficiency, effectively capturing the majority of debris that enters the pool. Monitoring the water level of your pool is equally important. If the water level exceeds halfway up the skimmer, the collection of debris will be compromised. Therefore, it is crucial to consistently check the skimmer each time the pool's surface is skimmed, ensuring its cleanliness and unobstructed functionality. By adhering to these practices, you can maintain a pristine pool environment and enhance the overall performance of your skimmer system.

6: FILTERS & FILTRATION SYSTEM

		ACC	NP/NI	MTN	UPD	REP	MON
6.1	Filtration:			X			

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Information

Filtration:: Filtration Type:
Diatomaceous Earth

Filtration:: Filter Age:
2012

Observations/recommendations

6.1.1 Filtration:

Recommendation or Concern

SAND FILTER IS APPROACHING END OF SERVICE LIFE

The lifespan of a pool sand filter can fluctuate based on various factors, including usage, maintenance, water quality, and the filter's quality. Typically, a properly maintained sand filter can endure for approximately 9 to 12 years before requiring replacement. It's advisable to budget for replacement in the coming years to ensure continued efficiency and optimal filtration performance.

7: WATER TREATMENT

		ACC	NP/NI	MTN	UPD	REP	MON
7.1	Water Treatment	X					

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Information

Water Treatment: **Water Treatment:**

Salt Water System, Chlorine Generator

Water Treatment: **Chlorine Generator Installed**

A chlorine generator uses sodium chloride (salt) and electrolysis to make hydrochloric acid and sodium hypochlorite. These components chlorinate the water as a means to clean and sanitize the swimming pool and prevent bacteria and algae growth in your saltwater pool. The chlorine generator will only produce chlorine when the pools circulating system is operating. The pool owner adds a large quantity of salt to the pool water, and as the pool circulates the water through the chlorine generator, the dissolved salt is turned into available chlorine. This process usually takes about 4-12 hours to produce enough chlorine to sanitize the pool. Always refer to the manufacturers specifications for operation.

8: POOL ELECTRICAL

		ACC	NP/NI	MTN	UPD	REP	MON
8.1	Pool Electrical:				X		

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Information

Pool Electrical:: Electric Controls:
Located by Equipment, Automated System

Pool Electrical:: Equipment Bonding:
Pump(s)

Pool Electrical:: Wiring Type:
Liquid TIght Conduit

Pool Electrical:: GFCI Protection
None Visible

The pool components that require Ground Fault Circuit Interrupter (GFCI) protection typically include underwater pool lights, pool pumps, electrical outlets located within 6 feet of the pool's edge, and any other electrical equipment or devices that are within the designated "pool zone" as outlined by electrical safety regulations.

Observations/recommendations

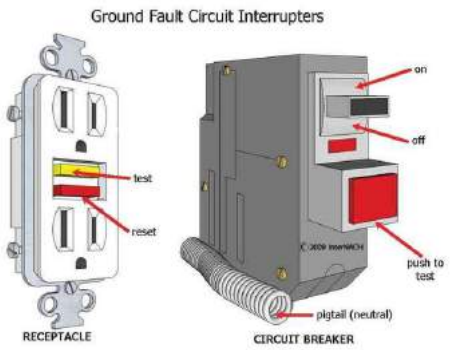
8.1.1 Pool Electrical:

Recommendation or Concern

GFCI UPDATE RECOMMENDED

POOL PUMPS

The pumps currently lack Ground Fault Circuit Interrupter (GFCI) protection, which has been a standard safety requirement in various regions since the 1990s. GFCI protection is essential for electrical outlets, circuits, and equipment associated with pools or spas. It is advisable for the client to upgrade to GFCI-protected outlets to significantly improve the safety for all occupants.


Ground Fault Circuit Interrupters
test
reset
RECEPTACLE
on
off
push to test
pigtail (neutral)
CIRCUIT BREAKER

9: VALVES & PLUMBING

		ACC	NP/NI	MTN	UPD	REP	MON
9.1	Pool Plumbing:			X		X	

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Information

Pool Plumbing:: Pipes:
PVC

Pool Plumbing:: Valve Type(s):
Standard Manual Valves

Observations/recommendations

9.1.1 Pool Plumbing:

Maintenance Item

COATING OF THE PVC PIPING IS RECOMMENDED

PVC can be damaged by sunlight and should be painted or coated for UV protection. The preventative measure will help prevent premature leakage.

9.1.2 Pool Plumbing:

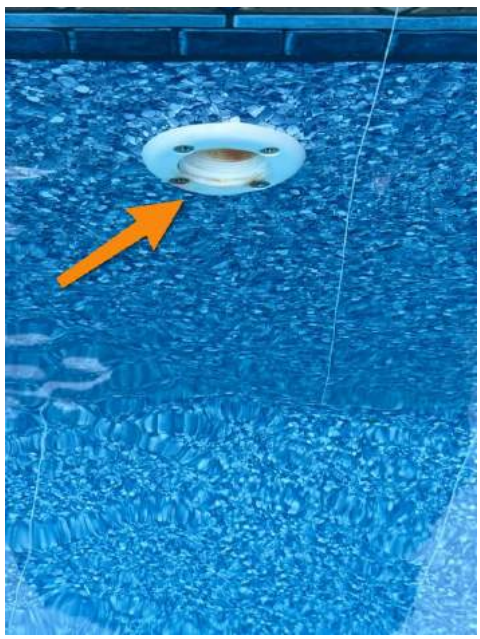
Recommendation or Concern

JETS WERE MISSING "EYE"

The pool jet “eye” directs water flow. Without it, circulation and cleaning efficiency decrease, risking algae and bacteria growth.

Recommendation

Contact a qualified swimming pool contractor



9.1.3 Pool Plumbing:

Recommendation or Concern

JET HAS BEEN PLUGGED

If a plug is left in a jet during normal pool operation if could signify a defect, without maintenance over time, this might affect the pool's circulation and filtration system. If you're unsure why a plug is in a pool jet, it's best to consult with a pool professional. Further evaluation by a pool company is recommended.

Recommendation

Contact a qualified swimming pool contractor

10: PUMPS

		ACC	NP/NI	MTN	UPD	REP	MON
10.1	Pumps:			X			X

ACC = Acceptable NP/NI = Not Present or Not Inspected MTN = Maintenance UPD = Update REP = Repair or Concern MON = Monitor

Information

Pumps:: Pump Size
1 HP

Pumps:: Pump Age:
2017, 2016

Pumps:: Pump Types:
Variable Speed, Booster

Pumps:: Pump was Operational at time of Inspection

The pumps were inspected visually for condition and any deficiencies will be noted while in operation. The typical service life of a pool pump is 10-12 years, sometimes longer with proper maintenance. Homeowners can keep their pool pumps in good condition by regularly cleaning debris from the pump and skimmer baskets, checking for leaks, monitoring pressure gauge readings, lubricating moving parts as needed, inspecting the motor for wear or overheating, maintaining proper water levels, cleaning or back-washing the pool filter, and scheduling periodic professional inspections and maintenance.

Main Pump

Main Pump

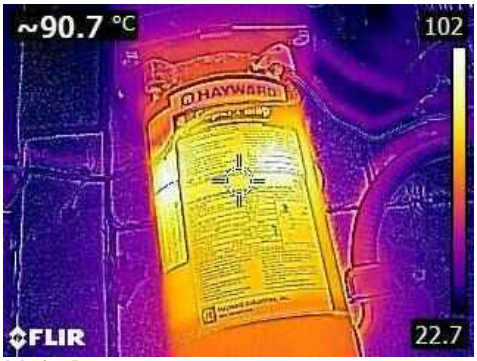
Observations/recommendations

10.1.1 Pumps:

MAIN PUMP WAS RUNNING HOT WITH BOOSTER NOT OPERATING

Recommendation or Concern

The pool is equipped with a booster pump to augment water pressure, crucial for the optimal operation of pressure-side pool cleaners. This pump bolsters the pool's circulation system, promoting uniform chemical and heat distribution, and deters algae formation through steady water movement. It is advisable to discuss with the sellers the necessity of the pump's continuous operation and the potential benefits of setting the main pump on a timer for efficient energy use. Please note that the main pump was running hot without supplementary power from the other pump. The main pump may be undersized for this size of pool.



Main Pump

11: HEATERS

		ACC	NP/NI	MTN	UPD	REP	MON
11.1	Heating:			X			

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Information

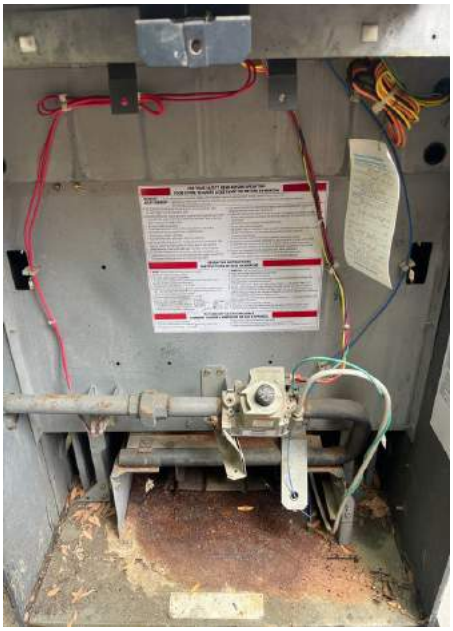
Heating:: Heating Type:
Natural Gas Heater

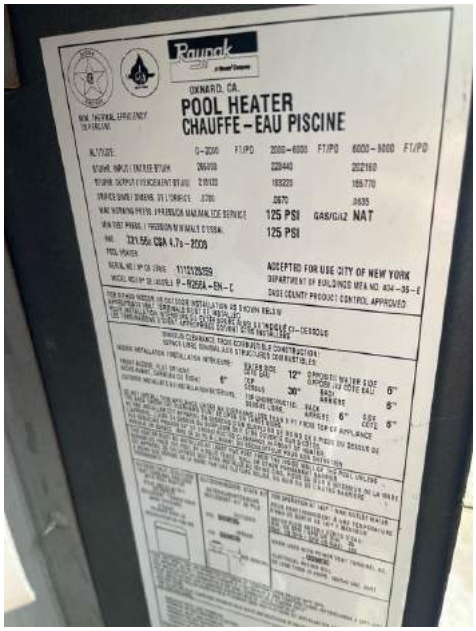
Heating:: Date of Manufacture:
2012

Heating:: Gas Fired Heater was Tested & Functional

All components appeared to be in a serviceable condition at the time of the inspection. We advise annual servicing and maintenance. This will ensure your gas-fired heater is functioning at maximum capacity at all times and will lengthen the functionality of your unit. With proper maintenance, the service life of a gas heater is between 15 and 20 years.

Inspection of heat exchangers is beyond the Standards of Practice and the scope of this inspection, and can only be done by an HVAC technician.





Observations/recommendations

11.1.1 Heating:

Recommendation or Concern

SERVICE RECOMMENDATION BASED ON CONDITION

The pool heater exhibited indications of wear and is recommended to undergo professional servicing by a certified pool contractor.

Recommendation

Contact a qualified professional.


Video
(click here to view on web)

12: SHEDS & POOL ACCESSORIES

		ACC	NP/NI	MTN	UPD	REP	MON
12.1	Accessories			X	X		

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Observations/recommendations

12.1.1 Accessories

Maintenance Item

POOL EQUIPMENT IS EXPOSED TO ELEMENTS

EXTERIOR SIDE

Despite having an exterior rating, exposed equipment is prone to premature deterioration, leading to increased maintenance costs over time. It is advisable for the client to contemplate the installation of a covering to shield the pool equipment from the effects of weathering. This proactive measure not only extends the longevity of the equipment but also mitigates the potential for more expensive maintenance and repairs in the long run.

STANDARDS OF PRACTICE

Swimming Pools and Spas General Information
We would like to clarify that our scope of expertise does not encompass pool technician services. During our inspections, we are limited to assessing visible conditions that are evident on the day of inspection. It is important to note that we do not possess the necessary equipment to verify the condition of underground or concealed components. Our review primarily focuses on a basic evaluation of installed equipment and its functionality. Consequently, we strongly advise engaging the services of a pool technician for a comprehensive and in-depth inspection, allowing for a more thorough understanding of the installed equipment and its overall condition.

Our inspections are conducted to the following standards:

1. INSPECTION PURPOSE AND SCOPE

1.1 The purpose of these Standards of Professional Practice is to establish a uniform standard for inspectors who voluntarily use these Standards when performing residential swimming pool/spa inspections.

1.2 Inspections performed in accordance with these Standards:

1. Provide the client with additional objective information about the condition of inspected components at the time of the inspection;
2. Are conducted by an inspection generalist, not by a technical specialist;
3. Are general and do not include or confirm conformity with the:
    1. Building codes and other governmental laws and regulations,
    2. Manufacturer's installation instructions,
    3. Construction plans, drawings, and specifications;
4. Do not provide a warranty or guarantee regarding the condition of the inspected swimming pools/spas;
5. Do not identify and report all possible safety issues regarding the installation, operation, maintenance, and use of inspected swimming pools/spas.

1.3 These Standards do not limit inspectors from:

1. Including other services or components in addition to those required in these Standards;
2. Excluding components from the inspection if requested by the client.

1.4 Inspectors who perform inspections in accordance with these Standards shall adhere to the Internachi Code of Ethics For the Inspection Profession.

1.5 These Standards apply only to swimming pools/spas located on property containing a one or two-family residential structure. These standards do not apply to swimming pools/spas used for commercial or competitive uses.

2. INSPECTION AND REPORT

2.1 Inspectors shall inspect readily accessible, visually observable, installed components designated in these Standards.

2.2 Inspectors shall issue a written report that:

1. Identifies components that, in the professional judgment of the inspector, are not functioning properly, are significantly deficient, unsafe, or are near the end of their service lives;
2. Provides the reasoning or explanation as to the nature of the deficiencies reported in 2.2.A that are not self-evident;
3. Recommends correction, further evaluation, or monitoring of components identified in 2.2.A;
4. Identifies components designated for inspection in these Standards that were present during the inspection but were not inspected and the reason(s) why they did not inspect them;
5. Includes the statement from Appendix A in its entirety and without a change in every report issued using these Standards.

3.0 SWIMMING POOL AND SPA INSPECTION

3.1 Inspectors shall:

1. Inspect:
    1. The visible parts of interior finish materials,
    2. The visible parts of the deck steps inside the swimming pool/spa shell, and coping,

3. The visible parts of pumps, motors, blowers, skimmers, filters, drains, heaters, automatic safety controls, gauges, visible piping and valves, conduit,
4. Cross connections in the water supply system,
5. External bonding of the pump motors, blowers, heaters, and other components that are required to be bonded,
6. Operation of readily accessible lights, ground fault circuit interrupters, electrical components, and timer assemblies that are related to the pool or spa,
7. The visible parts of permanently installed handrails and ladders,
8. For the presence of safety barriers and alarms,
9. For the presence of entrapment prevention components,
10. Vegetation, grading, surface drainage, and retaining walls that are likely to affect the swimming pool or spa adversely. pool or spa;

2. Describe:
    1. Type of swimming pool/spa,
    2. Interior finish materials,
    3. Type of filter,
    4. Types of safety barriers,
    5. Type of cleaning system (if present),
    6. The energy source for the heater (if present);
3. Operate the systems using normal operating controls;
4. Open readily openable access panels.

3.2 Inspectors are not required to:

1. Test, operate, or evaluate components when weather conditions or other circumstances may cause equipment damage;
2. Test, operate, or evaluate automatic safety controls and manual or automatic valves;
3. Touch swimming pool/spa water to examine the structure, components, and features, including their composition and quality;
4. Test, operate, or evaluate electric resistance heaters;
5. Determine structural integrity;
6. Inspect any equipment or component that is shut down, or that is not responding to normal operating controls, including conditions caused by the absence of a required energy source such as electricity or gas;
7. Inspect, test, operate, or evaluate: low voltage or electronic controls, water chemistry or clarity, out-of-level conditions, presence or absence of bacteria/algae, backwash functions, aerators, automatic cleaning systems, automatic water fill systems, water treatment systems, chemical dispensers, thermostats, heating elements, heat exchangers, solar and other alternative energy heating systems, water features, covers, and related components, accessories, leaks in shell, underground components, temporary safety barriers and alarms, stray voltage, and the interior of filters including filter cartridges;
8. Inspect, test, operate, or evaluate diving and jump boards, slides, play equipment, and similar components; and the suitability of the pool for the use of such components for activities such as diving; and
9. Determine the adequacy of system or component design, structural components, equipment and component compatibility, flow rates, high or low-pressure conditions, filters, heaters, safety barriers and alarms, and entrapment prevention components.

4. GENERAL LIMITATIONS AND EXCLUSIONS

4.1 General Limitations

1. Inspectors are not required to perform any action or make any determination not specifically required in these Standards.
2. Inspections performed following these Standards are not:
    1. Numerically complete, and
    2. Required to identify or report concealed conditions, latent defects, consequential damages, and cosmetic issues.

4.2 General Exclusions

1. Inspectors are not required to determine:
    1. Condition of components that are not installed or that are not visible and readily accessible;
    2. Strength, adequacy, effectiveness, or efficiency of any component, including structural components;
    3. Methods, materials, or costs of corrections;
    4. Future conditions include, but are not limited to, component failure and the life expectancy of components;
    5. The suitability of a swimming pool/spa or components for any specialized use;
    6. The presence or absence of any environmental hazards including, but not limited to, toxins, allergens, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in soil, water, and air;
    7. The presence or absence of potentially hazardous or damaging plants and animals including, but not limited to, wood-destroying organisms and diseases harmful to humans, including molds and mold-like substances;
    8. Operating costs of components;
    9. Acoustic properties of any component;

10. Soil conditions relating to geotechnical or hydrologic specialties;
11. Causes of or reasons for the condition of components identified in 2.2.A;
12. The safety of using the swimming pool/spa or any component;
13. The risks or benefits of adding new components and of modifying existing components;
14. Whether the swimming pool/spa or any component is free from leakage of any kind;
15. Whether any item, material, condition, or component is subject to recall, controversy, litigation, products liability or other adverse claim or condition;
16. The adequacy of operation, maintenance, and use of the swimming pool/spa and any component.

2. Inspectors are not required to:
    1. Perform any act or service contrary to law or regulation;
    2. Perform architectural, engineering, or surveying services or confirm or evaluate such services performed by others;
    3. Perform any trade or any professional service other than as required in these Standards;
    4. Offer or provide warranties or guarantees of any kind;
    5. Perform any procedure or operation or enter any area that may, in the opinion of the inspector, be dangerous to the inspector or other persons, or that may cause damage to the property or components;
    6. Move personal property, equipment, plants, soil, snow, ice, or debris;
    7. Inspect installed decorative items;
    8. Inspect component interiors that are not readily accessible; and
    9. Dismantle any component, except as explicitly required by these Standards

Safety
The report will reference any safety conditions present.

Coping, Decking, Tile
This report makes reference to the visible parts, we cannot warrant what is not readily visible. We do not have visibility under the ground, behind walls, under concrete or any other items that restrict visibility.

Pool Liner
Inspections of pool liners are limited by water conditions at the time of the inspection. We strongly advise attaining any documentation pertaining to the recent replacement or maintenance of pool liners.

Water Treatment
Pool water treatment involves several key steps to maintain water quality:

Filtration: Water passes through a filtration system to remove debris, dirt, and other particles. This typically involves a filter (such as sand, cartridge, or diatomaceous earth) that captures contaminants as water circulates through it.

Sanitization: Sanitizers, such as chlorine or bromine, are added to kill bacteria, viruses, and algae in the water. These chemicals help prevent the growth of harmful organisms and maintain water clarity. pH Balance: The pH level of the water is adjusted to ensure it falls within the optimal range (usually between 7.2 and 7.8). This helps maintain water balance, prevent corrosion of pool surfaces, and ensure the effectiveness of sanitizers.

Alkalinity and Calcium Hardness: Alkalinity and calcium hardness levels are also adjusted as needed to maintain water balance and prevent issues such as corrosion or scale formation.

Shocking: Periodic shock treatments are used to oxidize organic contaminants, such as sweat, sunscreen, and urine, that may accumulate in the water over time. This helps maintain water clarity and sanitizer effectiveness.

Regular Testing: Pool water is tested regularly using test kits or electronic testers to monitor pH, sanitizer levels, alkalinity, calcium hardness, and other parameters. This allows for adjustments to be made as needed to keep the water balanced and safe for swimming. By following these steps, pool owners can ensure their pool water remains clean, clear, and safe for swimming.

Pool Electrical
All electrical work should be carried out by a licensed electrical contractor. The Inspector does not conduct an exhaustive electrical inspection and does not have visibility of electrical systems that are hidden. Electrical system deficiencies should be addressed, as some may be of great importance and pose a safety hazard. Electrical standards governing pools and spas vary and have changed significantly through time. Regardless, because of the dangers inherent in the proximity of water to electricity, we recommend that all metal equipment in the vicinity of the pool or spa, including fences and post straps, be bonded and that pool and spa lights should not be used unless they are confirmed to have ground-fault protection.

Valves & Plumbing
The visual access to the main drain underneath the water or behind concrete walls is restricted. No assurances or warranty can be provided regarding these conditions or performance. Visual access to pipes that are buried is restricted. We are unable to predict slow leaks in drains, lines or valves. Shut Off valves and pipe connection leaks cannot be predicted and may happen at any time.

Heaters
We are not pool professionals. Feel free to hire one prior to closing. The inspection of the heating system is visual, using the standard operating controls and it is not technically exhaustive. Full Inspection of this systems heat exchanger is beyond the scope of this inspection and can only be done by a licensed technician. If any deficiencies are identified in this report in regard to the operation of the heating equipment it is recommended that a technician is hired before closing, because a technically exhaustive inspection may reveal other issues that require attention.

Sheds & Pool Accessories
Inspection of the shed exteriors may be limited by vegetation and other personal belongings. We cannot move any of these items and do not have visibility behind these items. We do our best to thoroughly inspect these areas as long as it is safe and we have access.