

Tristar Consultants

Pool Inspection Report



1215 Snowy Lane, Frost Bite Falls NY, 14999
Inspection prepared for: Jack Frost
Inspection Date: 7/16/2009 Time: 0900
Age: 1954 Size: 1250
Weather: Sunny and Dry
In Ground Pool Inspection

Inspector: Robert Bockus
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General Information

1. Inspector

Robert L. Bockus

2. Attendance

Buyer • Buyers Agent

3. Manufacturer

Sentry

4. Type of Pool

Gunite

5. Pool Size

10,000 Gallons

6. Depth

The depth of the pool at the shallow end is 3 feet. • The depth of the pool at the deep end is 8 feet.

7. Diving Board Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
				X

8. Slide Conditions

Satisfactory	Repair/Replace	Safety	Not Inspected	None
				X

None

9. General Comments

The whole pool environment is a general evaluation and is not technically exhaustive, to include not just the pool and equipment. The intention of a pool inspection is to evaluate the current condition of all accessible pool components. I identify items that need repair to make the pool operational, safe and reasonable to maintain. I also note the condition of the fence, gates, walkway, pool perimeter, slide, diving board, deck, rails, coping, lighting, structure, and other items of possible concern. Occasionally the inspection will reveal that further specialized testing is warranted. • It is strongly recommended the adults in this home take a CPR class with either the American Heart Association, American Red Cross or with a certified trainer at you local fire company.

Gate

1. Gate Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
X				

"The pedestrian gate on the fence is required to be self-closing, self-latching, only open outwards, not create more than a 4" opening from any structure or 2 inches from the ground and be at least 48" high." (Most communities accept this as their own standards that we observe and comment upon)

2. Door Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
X				

There is a sliding glass door leading to the pool from inside the home. This door does not have an alarm connected to it for safety purposes. Additionally, the sliding screen door does not have a self closing and latching hardware installed.

Fence

1. Fence Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
X				

Often the fence is not something the home inspector would observe since it is not a requirement of the home. On the other hand, I walk the entire perimeter of the fence and observe it because it is the law in New York, to have and maintain a proper fence around a swimming pool.

Pool Deck

1. Pool Deck Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
	X			

The coping appears to be serviceable. • The seam between the pool deck and the coping is cracked.

• The seam between the pool deck and the coping is cracked and needs to be resealed to prevent water intrusion.

Equipment

1. Pump Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
	X			

Spa Jet pump • Main Pool Pump • The main pool pump when tested leaked. • The spa jet pump had excessive noise during its operation.

• A qualified pool contractor needs to service the appropriate pumps that have issues in this report.

2. Blower Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
X				

Air Bubbler

3. Heater Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
	X			

Natural Gas

• The natural gas pipe supplying fuel to the unit is rusted and needs to be cleaned and painted.

4. Filter Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
	X			

Diatomaceous Earth Filter.

• Normal pool pressure as indicated at the filter was more than the normal maximum 25 psi. This is an indication that the filter needs servicing.



Internal View of a DE Filter

Normal pool pressure as indicated at the filter was more than the normal maximum 25 psi. This is an indication that the filter needs servicing.

5. Skimmer Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
X				

The pool skimmer basket was clean and the level of the pool appears normal.

6. Fill Valve Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
	X			

Manual

7. Electric Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
		X		

There is no external bonding wire connected to the pool heater. • There is no external bonding wire connected to the pool pump.

• All of the electrical equipment needs to have its separate bonding connection in order to prevent an electrical shock while the pool is being used.

8. Timer Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
		X		

Programmable

• The shock guard is missing and must be replaced to prevent anyone coming into contact with the wires while accessing the timer.

9. Piping Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
	X			

The PVC piping has not been painted. If left in that condition the suns UV rays will deteriorate the pipe causing it to fail over time.

• The unpainted PVC piping will deteriorate due to the UV rays from the sun if it is left in the present unpainted condition. It is recommended that the PVC piping be painted with a paint that is compatible with the material of the pipe.

10. Panel Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
X				

Voltage is 120 volts. • Main Breaker Amperage is 30 amp.

11. Comments

Any deficiencies noted in this report should be corrected by a qualified pool contractor.

Pool

1. Tile Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
	X			

Some of the pool tile is loose or missing. • The caulking between the pool deck and the coping is cracked or missing.

- The loose or missing pool tile needs to be repaired or replaced. A qualified pool specialist will be able to better evaluate this condition and suggest the appropriate repairs needed.
- The caulking between the pool deck and the coping needs to be either repaired or replaced as soon as possible to prevent water intrusion and damage to the deck and coping.

2. Surface Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
X				

Water Quality

1. Water Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
	X			

You can do most of the necessary water maintenance on your own pool. Most pool stores stock easy-to-use test kits, and testing the water is the first step. Obtain a reliable test kit and carefully follow the directions which come with it. Some helpful hints include reaching far below the surface to get an accurate water sample and taking your sample at the same time of day, say early evening. • The pH of your pool tells you which chemicals to add to maintain a 7.2 to 7.6 pH level. Soda ash or sodium carbonate and sodium bicarbonate are common chemicals used to raise pH. Muriatic acid or sodium bisulfate lower pool water pH and make it more acidic. Liquid, powder or tablet forms of the chemicals are most often used in residential pools. The common disinfectants used are chlorine compounds. For best results, have your pool professional help you with your decision • Water testing is outside of the scope of this inspection.

Safety

1. Safety Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
		X		

Even though a pool alarm was not required at the time your pool was installed it is recommended especially if there are small children in the home. • The drain covers are not of the anti-vortex type.

- I recommend a floating or submerged pool alarm be utilized in the pool while it is unattended.
- Even though at the time this pool was installed anti-vortex drains were not required I am recommending these type of drains be installed.



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2. Pool Cover Condition

Satisfactory	Repair/Replace	Safety	Not Inspected	None
		X		

None

- I recommend a cover be utilized that is specifically for your pool. Pool covers can be very dangerous to small children if it not specifically designed for your pool.

Comments

1. Comments

You should be able to take care of your pool in less than an hour a week. The rest of the time should be pool enjoyment.

Spa

1. Spa Condition

Satisfactory Repair/Replace Safety Not Inspected None

This spa is incorporated as part of the pool.

X				
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Maintenance

1. Maintenance Recommendations

Most pool owners who have heaters agree that it is a vital factor in expanding their pool's use. Heaters can extend your swimming opportunities for more hours in the day and more months of the year, even year-round in some areas of the country. Look at a few facts first. Pool water of 78°F is what most people prefer for swimming. The sun alone can help water achieve that temperature, but unless you live in a very warm climate, your pool will never exceed the average air temperature. Therefore, the assistance of a heater might be needed to keep water constantly at 78°F in most climate zones. Your heating options are gas, oil, electricity or solar. Certain sources are more effective and less costly in certain areas of the country. Check with your pool professional for the most efficient energy source in your area. Size is another consideration. Don't select a smaller heater on the initial cost alone. A larger heater may actually be more economical because a smaller heater will have to work longer and harder to heat the same size pool. • Whether you heat your pool or not, a pool cover is one of the best investments you can make. Most solar pool covers are moderately priced and usually pay for themselves in one season. If handled properly, a good cover will last many years. Several types of pool covers are available. Covers are usually made of plastic or aluminum sheets. They can be compared on:

1. ability to transmit sunlight to a pool
2. ability to reduce heat loss
3. ease of handling
4. durability and length of warranty.

If you do heat your pool, a pool cover can help you realize energy savings of 50 to 70 percent or more, depending on the climate where you live and the time of year. Pool covers also aid in keeping leaves out and reducing pool water evaporation.

2. Comments

You can do most of the necessary water maintenance on your own pool. Most pool stores stock easy-to-use test kits, and testing the water is the first step. Obtain a reliable test kit and carefully follow the directions which come with it. Some helpful hints include reaching far below the surface to get an accurate water sample and taking your sample at the same time of day, say early evening. • The pH of your pool tells you which chemicals to add to maintain a 7.2 to 7.6 pH level. Soda ash or sodium carbonate and sodium bicarbonate are common chemicals used to raise pH. Muriatic acid or sodium bisulfate lower pool water pH and make it more acidic. Liquid, powder or tablet forms of the chemicals are most often used in residential pools. The common disinfectant used are chlorine compounds. For best results, have your pool professional help you with your decision.

Report Summary

Equipment		
Page 3 Item: 7	Electric Condition	<ul style="list-style-type: none">• All of the electrical equipment needs to have its separate bonding connection in order to prevent an electrical shock while the pool is being used.
Page 4 Item: 8	Timer Condition	<ul style="list-style-type: none">• The shock guard is missing and must be replaced to prevent anyone coming into contact with the wires while accessing the timer.
Safety		
Page 5 Item: 1	Safety Condition	<ul style="list-style-type: none">• I recommend a floating or submerged pool alarm be utilized in the pool while it is unattended.• Even though at the time this pool was installed anti-vortex drains were not required I am recommending these type of drains be installed.
Page 6 Item: 2	Pool Cover Condition	<ul style="list-style-type: none">• I recommend a cover be utilized that is specifically for your pool. Pool covers can be very dangerous to small children if it not specifically designed for your pool.