



## PROFESSIONAL SERVICES SWIMMING POOL INSPECTION

File Reference: **SAMPLE**

Realtor: **ABC Real Estate Inc**

Real Estate Agent: **Jane Smith**

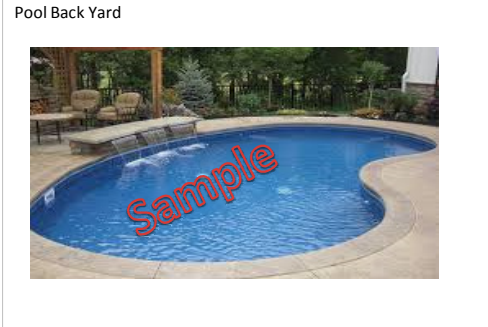
Client Name: **Mr. & Mrs. Jones**

Home Owner Name: **Jack Davies**

Inspection Site: **123 Anywhere Street  
Burlington  
Ontario  
L7P 0E8**

Inspection Date: **May 24, 2014**

Inspection Time: **1:00 PM**



Inspection began at.

**Pool Area:**

The swimming pool has a child-resistant barrier separating the pool from the house

The pool fence surrounding the pool is at least 5 ft high all the way around

The gap between the bottom of the fence and the ground is no more than 4 inches

The pool fence is well-maintained and in a good state of repair (eg, it has no holes, broken rails)

The gate swings freely, and closes and latches by itself

The gate latch is working well so that the gate is secure and, once closed, can't be pulled open

The gate(s) opens outwards, away from the pool area

Adequate storage space is provided for equipment

No

Yes

No

No

Yes

Yes

Yes

Yes

**Comments:**

Sliding door of house only

Wrought iron fence on two sides (east and west) and a wooden fence at the back (north).

For the most part the fence is within the 4" however there is a 12ft run under the wooden fence that is greater than 4".

Two of the wooden fence posts are loose in the ground and should be looked at.

A plastic tote box is used to store vacuum and chemicals

**Swimming Pool:**

Pool Type

Pool Surface

Pool Surface Condition

Pool Water Capacity - Gallons (Litres)

Pool Shape

Pool Size

Pool Depth (shallow end - deep end)

In Ground

Vinyl Liner

Poor

22000

Kidney

16x32

3ft - 8ft

The pool liner is likely >10 years old, it has been bleached with excessive chlorine and the pattern is almost faded away.

Calculated using pool testing software

**Egress:**

Adequate means of egress from pool is provided

Steps into pool

Yes

2

Step Type	Fiberglass	
Condition of steps	Moderate	There are some small cracks in the white coating
Ladder into pool	1	3 step ladder
Condition of ladders and anchors	Poor	One of the plastic steps is cracked and the set of 3 should be changed

**Main Drain:**

Main drain installed	Yes	
Drain Type	Standard	It is strongly recommended that this drain be replaced with a anti-vortex drain.
Main drain grates are visible from the deck with no damage apparent.	Yes	
Main drain covers are installed.	Yes	
Main drain grates are bolted/screwed securely to the pool bottom.	Yes	

**Pool Deck:**

Concrete Deck	Fair Condition	On the east side of the pool the concrete has been repaired by the return jet.
Pool Coping	Good Condition	
Pool Tile	Not Applicable	
Pool Rope Eyelets to separate shallow from deep ends	No	
Waterfall	No	
Shear	Yes	

**Water Circulation:**

Number of Skimmers	1	
Skimmer(s) in good condition	Yes	The skimmer basket is cracked and should be replaced
Number of Water Returns	4	3 jets and the waterfall
Water return inlet jets installed and in good condition	No	1 Jet require replacing
Separate cleaner - vacuum point - and in good condition	Yes	

**Water Condition:**

Debris visible on pool surface.	No	Pool surface was clear
Debris visible on pool bottom.	No	Clear
Water is reasonably clean.	Yes	
Discoloration of the water.	No	
Algae growth visible.	Yes	In one area under the waterfall

**Pool Water Analysis:**

Test Method	WaterLink Express	
Water Temperature	24	Deg C
Sanitizer	Chlorine - Pucks	
Salt	0	ppm Product Specific
Free Chlorine	8	ppm 1.0 - 3.0
Total Chlorine	7	ppm 1.0 - 3.0
Combined Chlorine	0.2	ppm < 0.1
Bromine	N/A	ppm 3.0 - 5.0
pH	>8	7.2 - 7.6
Hardness	100	150 - 280
Alkalinity (w/stabalizer correction)	85	80 - 150
Cyanuric Acid	35	30 - 50
Copper	0.1	ppm < 0.1
Iron	0.1	ppm < 0.1
Total Distilled Solids	400	ppm < 500
All levels are within acceptable ranges. current test.	No	Chlorine is way too high and pH too high and there is an odor to the water

**Pool Equipment:**

Location of equipment	Outside - Open	Equipment located behind a pergola/provacy fence
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**Electrical Supply:**

Primary Voltage	220/1/60	
Breaker	20 A	
GFCI	No	Circuit should be GFI protected
Secondary Voltage	120/1/60	
Breaker	15 A	
GFCI	No	Circuit should be GFI protected
Separate breaker panel for equipment	No	
Equipment Bonded (Heater and Pumps)	No	
Electrical installation	Requires Attention	The connection to the circulation pump has come loose and white indoor wire has been used from the switch to the pump. Also the pump switch red lever has broken off and a pair of pliers is used to turn pump on and off.

**Pumps:**

<b>Pump 1</b>	Pool Circulation	
Manufacturer	Hayward	
Horse Power	1 HP	
Model	Super II Pump	
Operating Voltage	120/1/60	220V is available and the pump should be hooked up to the higher voltage to use less power
Speed Type	Single Speed	
Manufacture Year	2007	
Pump Condition	Fair Condition	
Pump Controller	On/Off Switch	

<b>Pump 2</b>	Shear	
Manufacturer	Hayward	
Horse Power	3/4 HP	
Model	Super Pump	
Operating Voltage	120/1/60	220V is available and the pump should be hooked up to the higher voltage to use less power
Speed Type	Single Speed	
Manufacture Year	2005	
Pump Condition	Poor Condition	Pump bearings are very noisy and motor casing is very hot.
Pump Controller	None	Pump is plugged in when used - no switch

**Filter:**

Manufacturer	Hayward	
Model	Pro Series	
Filter Type	Sand	
Size	24"	
Last Sand Change	Not Known	Sand filters require the sand changing evry 5 years according to the manufacturers.
Pressure Guage	0 - 45 PSI	Broken
Observed Operating Pressure	Guage Broken	Requires replacement
General Condition of Filter	Fair Condition	

**Heater:**

Heater Function	Pool	
Manufacturer	Hayward	
Heater Type	Natural Gas	
Heater Size	250000	
Ignition Type	Pilot	
Location of heater	Outside	
Condition of Heater	Attention Req'd ASAP	Pool Heater is very rusty inside a service is recommended

**Plumbing:**

Pipe Size (Dia)	1-1/2"	
Above Ground Pipe Type	Flex/Ridgid PVC	
Piping Arrangement	Untidy - Poor Standard	The piping arrangement is very untidy and there is a leak on the exit of the pump.

**Pressure Test:**

*The following tests can only be performed if home owner allows two unions to be put into the lines at the pump/filter area.*

<b>Pressure Test Suction Line</b>	Yes	
Water Pressure	10 psi	
Pressure held for 1 minute without dropping	Yes	
<b>Pressure Test Return Line</b>	Yes	
Water Pressure	10 psi	
Pressure held for 1 minute without dropping	Yes	

**Sanitizer Feeder:**

Manufacturer	Hayward	Lid very hard to remove and closed tabs are broken off which prevent overtightening.
Type	Chlorine - Tablets	

**Pool Lighting:**

Pool Lights	Yes	
Quantity	1	
Type	Aqua-Lamp 12V STD	
Lighting Operational	No	

**Winterizing:**

Winter Cover	Fitted Cover - Vinyl	
Condition	Poor Condition	The cover was taken out of the plastic bin. The cover is brittle and torn in several places and requires replacement.

**Solar Cover:**

Solar Cover	Yes	
Type	Blue Vinyl	
Condition	Good Condition	

**Health and/or Safety Concern:**

Caution advised. Some of the findings noted are health and/or safety concerns. They should be, or could become hazardous under certain circumstances. They should be reviewed and corrected by qualified trade persons in the appropriate field.

**Maintenance, Repair, Replacement and/or review:**

Some of the findings noted are in need of maintenance, repair, replacement and/or review by qualified trades persons in the appropriate field. Corrections as needed, are advised.

Photographs:

