



Inspection Report

By [REDACTED]
709 [REDACTED]

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Frank Lawson

RE: 709 Summer Oak Dr., Ellisville, MO 63021

We do hereby certify, as Pool Inspectors, that the following pool equipment has been inspected as a process of identifying operational / structural integrity for the client per request. The report conveys a visual inspection of the pool components that are above ground within visual sight and does not include any pressure testing, leak detection diving or repair of any item not within ideal operation.

Thank you for the opportunity to be of service.

Jeremy King

POOL/SPA & EQUIPMENT

Inspection was limited to those areas which are above ground, visible or accessible. Where leaks are a concern, a body of water can be analyzed with a leak computer to determine water loss. Also, a 24 - 48 hour observation of the pool water level can reveal possible water loss in an underground plumbing line, pool surface area or pool pump / filtration equipment. Invasive leak testing &/or pressure testing is a secondary type of test that will be recommended if need. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of back flush mechanisms is beyond the scope of this inspection. Pilot lights on LP gas pool heaters are not ignited during the inspection. No Electrical Bonding Testing of swimming pool surface, pool decking within 5 feet of water edge, metallic diving board stands/bolts, metallic slide legs/slide handrails/slide ladders, metallic pool ladders & handrails, metallic deck anchors/bolts that are not in use, metallic underwater fixtures for lighting, any metallic object underwater of pool or fastened to decking, and pump pad equipment area is performed at time of inspection and would recommend it be performed by a Licensed Electrician.

COLOR CODE KEY

RED LETTERING ON THE REPORT - indicates one or more of the following:

- Safety issue, possibly hazardous and recommend attention be given by a qualified professional.
- Item is defective/faulty and is vital to correct operation and/or healthiness of the swimming pool or spa.
- The information in red is for your knowledge of liability as a swimming pool owner.

ORANGE LETTERING ON THE REPORT - indicates one or more of the following:

- Item may or may not need attention immediately but could be a problem in the future.
- Item may need attention to prevent future damage.

PERIMETER FENCING

ENTRY GATE ONE DEFECT(S)

Gate system(s) unsatisfactory due to the following reasons:

- * Pedestrian gates should be self-closing & self-latching



ENTRY GATE TWO DEFECT(S)

Gate system(s) unsatisfactory due to the following reasons:

- * Pedestrian gates should be self-closing & self-latching.
- * Pedestrian gates should open outward away from the pool area



ENTRY GATE THREE DEFECT(S)

Gate system(s) unsatisfactory due to the following reasons:

- * Pedestrian gates should be self-closing & self-latching



POOL COVER

NO COVER AVAILABLE

No cover was made available at time of inspection.

Decking has visible signs of cover anchors.

On average, most pool safety cover have a life span of 15-20 years.
Client may want to inquire about the age of the pool cover.



POOL DECKING / COPING AREA

DECKING SATISFACTORY

* The decking appears to be in sound condition at time of inspection.

Note:

No Electrical Bonding Testing was performed on any metal object connected with the pool swimming area at time of inspection. Recommend having a qualified professional perform a bonding test if desired.

* Pool decking has Cover Anchor System installed for a safety cover.

Note:

No Electrical Bonding Testing was performed on any metal object connected with the pool swimming area at time of inspection. Recommend having a qualified professional perform a bonding test if desired.

* Deck drainage system appears to be in satisfactory condition at time of inspection.

Note:

No Electrical Bonding Testing was performed on any metal object connected with the pool swimming area at time of inspection. Recommend having a qualified professional perform a bonding test if desired.



DECKING DEFECT(S)

* Spalling / Pitting / Chipping of the concrete surface that can compromise the structural integrity of the concrete

Recommend concrete surface area(s) be patched, resurfaced or replaced by pool decking professional.

Recommend getting estimate(s) of this repair.

* Decking settled and / or lifted at time of inspection.
The difference in vertical elevation should not be greater than 1/4 inch.
This is potential TRIP / FALL HAZARD area.

Recommend decking be repaired or replaced as needed by a qualified professional.

Recommend getting estimate(s) of this repair.

Expansion joint(s) sealant missing or defective at time of inspection.
Recommend expansion joint(s) be kept sealed to prevent water penetration.
Recommend getting an estimate for this repair.



SAFETY DEFECTS IN DECKING

* No Diving Warnings

There is inadequate signage around the pool area indicating "No Diving" warnings. Proper signage is essential for safety, as it helps prevent potential injuries by alerting swimmers to depth-related hazards. It is recommended that "No Diving" signs be installed in visible locations around the pool deck, especially in shallow areas, to comply with safety best practices and local regulations.

recommend getting an estimate for this repair.



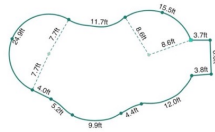
COPING SATISFACTORY

Pool coping appeared in satisfactory condition at time of inspection.

No Electrical Bonding Testing was performed on any metal object possibly connected with the pool coping.

**POOL SURFACE / TILE AREA****STYLE OF POOL**

Free Form Design

**POOL DIMENSIONS:
LXW X AVG DEPTH X
7.5**

Length (ft) - 38

Width (ft) - 20

Pool Depth:

Deep End (ft) - 6

Shallow End (ft) - 3.5

Avg. Water Capacity (gallons) - 20,000

**POOL SURFACE
MATERIAL**

Vinyl Liner & Fiberglass

**SURFACE
SATISFACTORY**

Surface appears in usable condition at time of inspection. The life span of a pool surface is dependent on several factors most of which includes the maintenance and upkeep of the pool water chemistry.

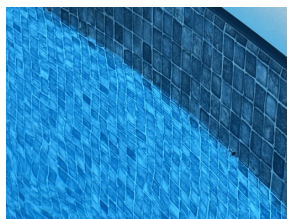
Note:

No Electrical Bonding Testing was performed on any metal object connected with the swimming area at time of inspection. Recommend having a Licensed Electrician perform a bonding test if desired.

**SURFACE DEFECT(S)**

* Vinyl Liner was faded, or had faded areas, at time of inspection. Fading possibly due to various reasons (ex. weathering, chemical damage, robot cleaner, etc.).

Did NOT appear to affect the operation of the pool.

**ALARM(S) / SAFETY ROPE****NO POOL ALARM**

Pool alarm was NOT available at time of inspection. This is a **SAFETY ISSUE**.

Recommend alarm be installed per safety standards.

Recommend getting estimate(s) of this install.

**NO SAFETY ROPE SYSTEM**

No Safety Rope was attached to pool wall at time of inspection. This is a **SAFETY ISSUE**.

Recommend a Safety Rope System be attached.

Recommend getting estimate(s) of replacement.



SKIMMER(S) / FLOOR DRAIN COVER(S)

**DEEP-END
SKIMMER(S)
SATISFACTORY**

Skimmer appeared to be operating within normal limits at time of inspection



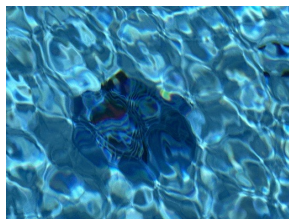
**POOL DRAIN
COVER(S)
SATISFACTORY**

Drain cover(s) appear to be in satisfactory condition and meet today's standards for safety.

Note:

* If drain cover(s) are older than manufacturers recommended lifespan (usually 5 years from date of install), industry standards recommend drain covers be brought up to date with new drain covers and new hardware.

* Recommend monitoring drain covers frequently for proper operation.

**POOL LIGHTING**

**DEEP-END LIGHTING
SATISFACTORY**

Light operational at time of inspection.

Note:

No Electrical Bonding Testing was performed on any lighting device connected with the pool swimming area at time of inspection. Recommend a Licensed Electrician perform a bonding test if desired.

**LADDER(S) / HANDRAIL(S)**

LADDER FAULT(S)

* Ladder loose in decking at time of inspection.

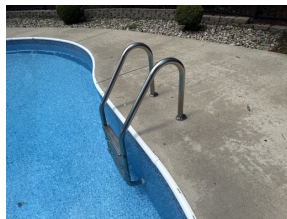
Recommend ladder be secured into pool decking.

Recommend getting estimate(s) of this repair.

Note:

No Electrical Bonding Testing was performed on any metal object connected with the pool swimming area at time of inspection.

Recommend having a Licensed Electrician perform a bonding test if desired.

**LADDER SAFETY DEFECT(S)**

* Ladder rung(s) Loose / broken or missing from the ladder at time of inspection.

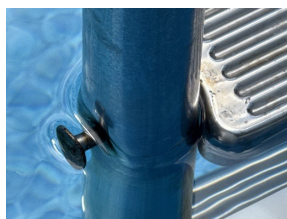
Recommend ladder rung(s) be replaced for safe egress from swimming area.

Recommend getting estimate(s) of this replacement.

Note:

No Electrical Bonding Testing was performed on any metal object connected with the pool swimming area at time of inspection.

Recommend having a Licensed Electrician perform a bonding test if desired.



HANDRAIL FAULT(S)

* Handrail loose in decking at time of inspection.

Recommend handrail be secured into pool decking.

Recommend getting estimate(s) of this repair.

Note:

No Electrical Bonding Testing was performed on any metal object connected with the pool swimming area at time of inspection.

Recommend having a Licensed Electrician perform a bonding test if desired.

**MECHANICAL PUMP SYSTEM(S)****MAIN CIRCULATION
PUMP SATISFACTORY**

Main Circulation Pump was operating within normal limits at time of inspection.

**MAIN CIRCULATION
PUMP SPEC TAG**

Main Circulation Pump spec tag (office use)

**FILTRATION EQUIPMENT****POOL SAND FILTER
SATISFACTORY**

Sand Filter System appeared to be operating within normal limits at time of inspection.



SANITIZER SYSTEM(S)

POOL SALT CONTROL CENTER SATISFACTORY

Pool Salt System Control System operating within normal limits at time of inspection



POOL SALT CONTROL CENTER DEFECT(S)

Power center wiring is not in protective conduit. This does not minimum safety standards. Recommend wiring be repaired by a qualified contractor.
Recommend getting an estimate for this repair.



POOL SALT CELL SATISFACTORY

Pool Salt Cell operating within normal limits at time of inspection



HEATER(S)

POOL NATURAL GAS HEATER SATISFACTORY

Heater was operating within normal limits at time of inspection.



ELECTRICAL PANEL / COMPONENTS

NO ACCESS TO ELECTRICAL PANEL

Did NOT have access to the pool electrical panel at time of inspection.

Recommend confirming the electrical breakers, that control all the pool / spa equipment, be GFCI protected and properly operational.

This is a SAFETY ISSUE concerning maximum electrical safety of the swimming environment(s).

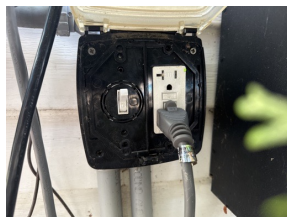
INDEPENDENT SWITCH SATISFACTORY

Independent Shut-off switch operating within normal limits at the time of inspection.



OUTDOOR OUTLET(S) SATISFACTORY

Outlet WAS GFCI protected at time of inspection.



PVC PLUMBING LINES / VALVES

PLUMBING, ACTUATORS, VALVES SATISFACTORY

PVC equipment appeared to be operating within normal limits at time of inspection.



MANUAL CLEANING EQUIPMENT

MANUAL CLEANING EQUIPMENT SATISFACTORY

Components of manual cleaning equipment appeared to be operating within normal limits at the time of inspection.



DISCLAIMER PAGE

THIS IS NOT A CONTRACT OR A BID, BUT A FORM FOR INSPECTION ONLY. IF ANY REPAIRS ARE NEEDED, OR IF WARRANTIES OR CONDITIONS OTHER THAN THAT STATED ABOVE ARE REQUIRED, A SEPARATE CONTRACT PROPOSAL SHALL BE PROVIDED.

This inspector does not guarantee the dimensional gallons of the pool/spa, but gives estimated averages on sizes of bodies of water based on industry-standard formulas, nor does the inspector make any other determinations of compliance or noncompliance with the residential pool/spa standards of the Association of Pool & Spa Professionals (APSP), now PHTA, or with local building codes or ordinances, except as specifically noted. The issuance of this report does not imply that the pool/spa complies with such standards, codes, or ordinances. Please contact your local codes department for current pool/spa standards, codes, and ordinances.

All open bodies of water, such as pools/spas, are dangerous and users are at risk of sickness and/or death if proper care and safety is not adhered to and monitored for both the homeowner and all guests that use this pool/spa.

We always recommend bringing the pool/spa up to current safety standards per federal and state regulations and cannot be held liable for the improper use of the pool/spa in question or held liable for the pool/spa that is not within the current code standards and the improper use thereof.

This is a report on the condition of the water environment(s) being inspected. The scope of the inspection is limited to those areas of the pool/spa/related equipment which were observable by visual external inspection from the ground surface. No pressure tests were performed on the plumbing. No equipment components were disassembled for the purposes of this inspection. This report is based upon the current condition of the environment at the time of inspection and does not affect future conditions that may yet arise. The report of findings is limited to the day and time of inspection and the inspector cannot be liable for future unforeseen malfunctions of any components and surfaces.

Any party relying on the report understands that the liability arising from the inspection on which this report is based shall be limited to the amount of the inspection fee paid.