



4U Home, Inc

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(443) 539-8710

Inspector: Alan Grubb

Maryland Inspector License # 30963



Pool Inspection Report

Client(s): **Sample Report**

Property address: **123 Some Street**

Baltimore - Washington, MD 21093

Inspection date: **Wednesday, September 9, 2020**

This report published on Friday, September 11, 2020 2:44:48 PM EDT

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An inspection is intended to assist in the evaluation of the overall condition of a pool/spa. The inspection is based on observation of the visible and apparent condition of the pool/spa and its components on the date of the inspection. The results of this inspection are not intended to make any representation regarding latent or concealed defects that may exist. Your inspector is a Professional Inspector, however, is not licensed to render opinion on structural integrity or the condition of its non-visual components. You may wish to seek the professional opinion of a licensed structural engineer or other professional regarding any possible defects or other observations when brought forth in this report by the inspector.

This inspection is not a guarantee or warranty.

This 4U Home, Inc. home inspection is not a substitute for a closing walk-through to be performed by the new homeowner. The closing walk through is very important! It is the future homeowner's last chance to discover concerns or issues not noted on this report or that may be evident on the closing walk but may not be evident or discover-able during the inspection. These issues should be addressed prior to closing. With any equipment or system, malfunctions, breakdowns and defects can occur at any time. No reliable speculation as to the longevity or future performance of any system or appliance is offered.

This report is prepared under the standards set forth in the "Internachi Standards of Practice", governing Pool/Spa inspections.






This report may contain suggestions for repair, replacement, and/or further evaluation of areas and/or components of the inspected property. These items should be addressed (repaired, replaced, and/or evaluated) prior to the closing (transfer of ownership) of the home.

Photos in this report are representative of the type of concern listed in the description and are not intended to show all areas to which those concerns may apply.

Not responsible for typographical errors

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Denotes a condition that is unsafe and in need of prompt attention
	Repair/Replace	Recommend repairing or replacing
	Maintenance Recommended	Area/Component is functioning as intended, however, has minor or aesthetic damage
	Further Evaluation	Due to inability to evaluate fully without specialized tools, knowledge, or disassembly, recommend evaluation by licensed contractor with such.
	Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporhost.com/glossary.asp>

General Information

Report number: Gal0909201430js

Time started: 14:30

Time finished: 15:30

Facilities Inspected or Exempted: Pool, Decking, Motor

Inspector: Joe Selby

1) General pool.



Photo 1-1

Swimming Pool

Limitations: The following items are not included in this inspection: swimming pool bodies; equipment on timers, remote controls or sensors; underground or concealed piping; motorized covers; waterfalls and related equipment; Ozone generators; ultraviolet light systems; filter backflushing mechanisms. Any comments made regarding these items are as a courtesy only. Note that the inspector does not disassemble filters, remove pool covers, nor determine if swimming pool bodies, filters or skimmers leak, nor determine if swimming pool bodies are level.

Pool Equipment Operation: Pool inspection is intended to identify defects and safety concerns of the pool, safety barrier(s) and attached decking. Due to manufacturer's varying operations procedures the inspector may not instruct on the operation of pool equipment pumps, filters, timers, lights etc. Recommend that the owner or maintaining pool contractor advise client on the operation of individual components and system(s).

Estimated Length and width of Main Area Pool: 20' x 40'

Maximum depth of pool: 4' x 8'

The following items are excluded from this inspection: Diving board ~

Water level: Full

- 2) **i** Inspection does not include checks for recalls on any equipment and/or components of pool or spa. Recommend requesting any information about recalls from property owner and/or reviewing equipment/components on the the national recall registries.

<https://www.cpsc.gov/Recalls>

<https://www.consumerwatch.com/household/pool-and-spa/>

Barriers/Gates/Fences

Condition of fences and gates: Appeared serviceable

Fence and gate material: Metal (Aluminum, Steel)

- 3) **+** **🔧🔍** The alarm for one or more doors between the house and the was missing. While regulations vary between municipalities, all doors which give access to a swimming pool should be equipped with an audible alarm that should:

- Sound for 30 seconds or more when the door and/or screen are opened
- Sound within seven seconds after the door is opened
- Be loud; at least 85 dBA (decibels) at 10 feet away
- Be distinct from other sounds in the house
- Have a manual switch to disable it temporarily where the switch is located at least 54 inches above the door's threshold
- Have an automatic reset feature

A qualified person should evaluate and repair as necessary. For more information, visit:

<https://www.cpsc.gov/s3fs-public/362%20Safety%20Barrier%20Guidelines%20for%20Pools.pdf>



Photo 3-1



Photo 3-2

Body/Deck/Coping/Skimers

Condition of body: Appeared serviceable

Body type: Below ground ~

Body material: Plaster-Gunite ~

Condition of deck: Required repairs, replacement and/or evaluation (see comments below)

Deck material: Brick

Condition of coping: Appeared serviceable

Coping material: Brick

Condition of skimmers: Appeared serviceable



- 4)  One or more trip hazards were found in the decking due to cracks, settlement, heaving and/or deterioration. A qualified contractor should evaluate and repair or replace sections as necessary to eliminate trip hazards.



Photo 4-1

- 5)  The plaster surface of the pool body had significant wear marks in some areas. A qualified person should evaluate and repair as necessary. Concrete pools or spas should be replastered every 10 to 15 years. For more information, visit:

<http://www.poolcenter.com/plaster.htm>

http://www.poolcenter.com/poolcare_surface_repair.htm



Photo 5-1



Photo 5-2

Pump/Motors/Lines/Valves/Heater/Filter

Condition of pumps, lines and valves: Required repair, replacement and/or evaluation (see comments below)

Types of pumps installed: Circulation

Line material: PVC

Condition of filter and related equipment: Appeared serviceable

Filter type: Sand

Filter air relief valve installed: Yes

Filter pressure gauge installed: Yes

6) Photo of ID plate



Photo 6-1



Photo 6-2

Electrical

Condition of electrical equipment: Required repair, replacement and/or evaluation (see comments below)

Type of wiring: Liquid Tite Flex



- 7)   Neutral and equipment ground conductors were combined at the equipment sub-panel. Only main service panels should be configured this way. This is a safety hazard due to the risk of shock. Neutral conductors should be attached to a "floating" neutral bar that's not bonded to the panel, while grounding conductors should be attached to a separate grounding bar that is bonded to the panel. A qualified electrician should evaluate and repair as necessary.



Photo 7-1



- 8)   Grounding at the equipment sub-panel was not visible. Missing or substandard grounding at electric panels is a safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary.



Photo 8-1


- 9)  One or more sections of non-metallic sheathed wiring was routed so it was subject to physical damage, or it was not rated for outdoor exposure and was subject to sunlight or moisture. This is a potential safety hazard due to the risk of shock or fire. A qualified electrician should evaluate and repair as necessary and as per standard building practices. For example, by installing conduit.



Photo 9-1


- 10)  Some junction boxes were Missing bushing. This is a potential safety hazard for shock or fire. A qualified person should evaluate and repair as necessary.



Photo 10-1


- 11)  One or more ground fault circuit interrupter (GFCI) electric was damaged and wouldn't trip. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary.



Photo 11-1


- 12)  The junction box for the pool lighting is too low. Boxes should be a minimum of 12 inches above maximum pool water level to prevent flooding equipment which may be damaged as a result. This is also a potential safety hazard due to the risk of shock. A qualified person should evaluate and make modifications as necessary to eliminate this risk.



Photo 12-1


- 13)  Pool underwater light appears that seal is broken and allowing water to pass. Recommend a qualified person replace seal on light.



Photo 13-1

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