



CHESTER COUNTY HOME INSPECTIONS

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SWIMMING POOL AND SPA

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SUMMARY

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1: SWIMMING POOLS AND SPAS

Information

Type of Pool/Spa

Inground Pool and Spa

Coping, Tile and Decking: Coping Type:

Concrete

Coping is concrete formed in place with stone aggregate

Coping, Tile and Decking: Decking Type:

Concrete

Vessel Surface: Interior Finish Material:

Plaster/Gunitite

Drains and Skimmers: Drain Type(s):

Anti-Entrapment Drains, Multiple Drains

Pool Electrical: Circuit Breaker Location(s):

Equipment Area

Pool Electrical: Electric Controls: Local Subpanel

Pool Electrical: Equipment Bonding:

Not visible

Pool Electrical: GFCI Protection

At Equipment Area, At Subpanel

Pool Electrical: Wiring Type:

Rigid Metal

Control Valves: Type

Standard Manual Valves

Filtering/Cleaning: Filtering Components:

Skimmer, Pool Sweep, Auto-chlorinator

Filtering/Cleaning: Filtration Type:

Diatomaceous Earth

Filtering/Cleaning: Water Treatment:

Auto-Chlorination

Pool Plumbing: Pipes:

PVC

Pumps: Pump Types:

Circulation, Sweep

Hayward self-priming pump with 1 hp AO Smith motor

Spa Controls: Control(s):

In-house Control

We recommend verifying equipment with seller.

Spa Controls: Spa Jets:

Jets were operational, Air Blower (bubbler)

Heating: Heating Type:

Propane Heater

Heating: Age of Heater (Approx):

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Pool and Spa Safety Information

Pool and Spa Safety Information:

For up to date pool safety recommendations review the following:

[Pool Safety](#)

[Red Cross Pool Safety](#)

[Pool Safety Guidelines](#)

[Barrier Guidelines](#)

Inspection Checklist

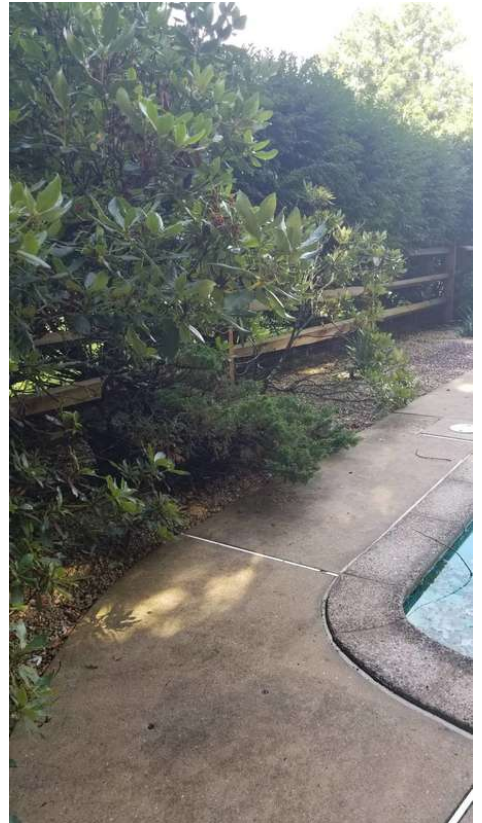
- Adequate fencing, gates, barriers, alarms, and/or other protective devices are installed.
- Adequate storage space is provided for equipment.
- Decks around pool are not cluttered.
- Surfaces leading to the pool, including the deck and steps, are slip-resistant.
- Decks on all sides of the pool meet minimum safety standards.
- The deck is separated from the pool wall perimeter.
- There are no standing puddles on the deck.
- An adequate means of egress from the pool is provided.
- No unpleasant odors or irritating fumes are apparent.
- No physical damage is apparent at the pool equipment.
- Gates are visible from the deck, with no damage apparent.
- Drain covers are installed.
- Water return inlets are functioning.
- No debris is visible. The water is clean.
- There is no discoloration of the water.
- Algae growth is not visible.
- Coping stones and tiles are not chipped, cracked or loose.
- The pool shell appears smooth, without readily visible defects.
- There is no visible surface staining.
- The water level appears to be maintained to allow for the removal of floating debris.
- The water level appears at the proper height to allow continuous overflow of water into the gutters or skimmers.
- Skimmer weirs, skimmer baskets, deck covers, and flow-adjustment devices are installed.
- Lights are installed and are operational.
- The number of underwater lights is noted.
- GFCIs are installed.
- Electrical wiring is not passing directly over the pool or spa.
- Hose bibs are installed near the pool.
- No apparent defects or signs of repair are observed at the diving board.
- The hair and lint strainer basket is clean of debris.
- The type of pipe has been identified.
- Pipes and fittings are not leaking.
- Pipes are supported adequately.
- Pipes are not showing signs of calcification, corrosion or deterioration.
- Air pressure-relief valves are installed on all pressure filter tanks.
- Filter tanks are accessible.
- The filter's brand is identified.
- A clean sight glass or visual outfall of at least 3 feet has been provided.
- The pressurized filter tanks and hair and lint traps are not leaking and are properly sealed.
- All piping, filters and components that are part of the system are labeled, tagged, color-coded or otherwise identified.

Safety Devices: Pool Barriers

Pool Area Fenced Off, Gate(s) Self-closing/Self-latching

Pool fencing code require that pool fencing should be a minimum of 48 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.

Safety Devices: Fence





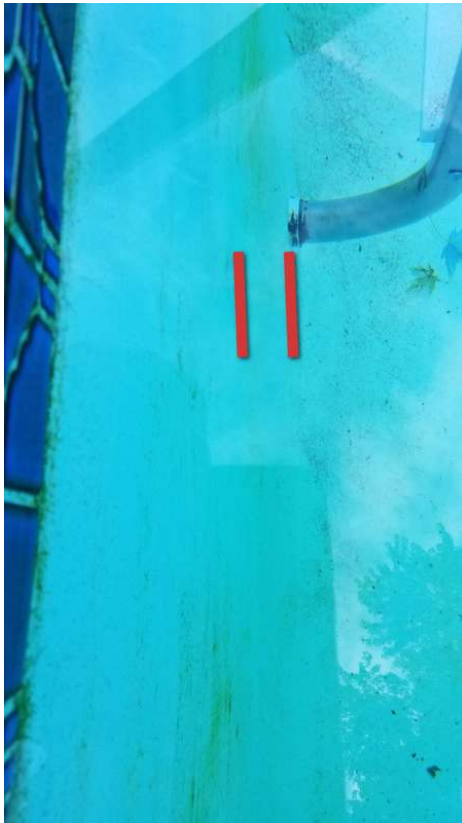
Safety Devices: Safety Cover

The pool decking has mounting holes for pool cover spring attachments, a cover roller is present but no pool cover itself was noted. Covers are helpful to keep leaves out during off-season.



Safety Devices: Ladder

Functional ladder is present at deep end. Typically a pool ladder would be resting against the pool wall to make it sturdy. This ladder was offset from the inside pool wall by about 6" - anyone climbing out at the ladder would experience it is moving or flexing. This is hard to take a picture of due to reflection but the red lines on picture indicate the distance between the bottom of the ladder and the wall.



Ladder not supported against pool wall

Coping, Tile and Decking: Photos

Coping is generally good but stained. Decking has seen better days. There was recent patchwork at the spa for plumbing repairs.



Drains and Skimmers: Flows & Vortex

Pool inlets or suction points are two main drains and two skimmers. There are no returns in the main pool area - all the returns are in the spa, and water that overflows from the spa returns to the pool. This means that the water returning into the pool only enters from the spa shoulder. The effect is that the main pool water movement will be limited. Typically the returns are oriented in a manner to swirl water which helps direct floating debris towards the skimmers. With no swirling effect, surface water at the pool edges will remain stagnant which limits skimmer effectiveness. Expect that skimming the pool will be slow compared to newer pool designs, and expect more manual cleaning.

Cleaner: Type

The automatic pool cleaner is of the type that operates by pressure - it has a separate pump that operates it. The pressure out the top of the device causes suction at the bottom which pulls debris into the mesh trap at the exit. This type of device can only capture what it traps in the bag. Any fine particles like sand and dead algae are just stirred up and passes out the mesh. It is effective for picking up leaves and such but does nothing to getting sand or particles into the filter. Other types of cleaners are effective in cleaning up debris as well as particle vacuuming.



Filtering/Cleaning: Type

Filter: Jandy model DEV60, type Diatomaceous Earth (DE), 150 gallon per minute flow rate. Holds 6 lbs of DE

Starting pressure after back-washing was approximately 8 PSI with water flow set to both skimmers and returns. This is a usable reference pressure point, if it gets about about 16 PSI, it is time to backwash.



Chlorine Dispenser: Type

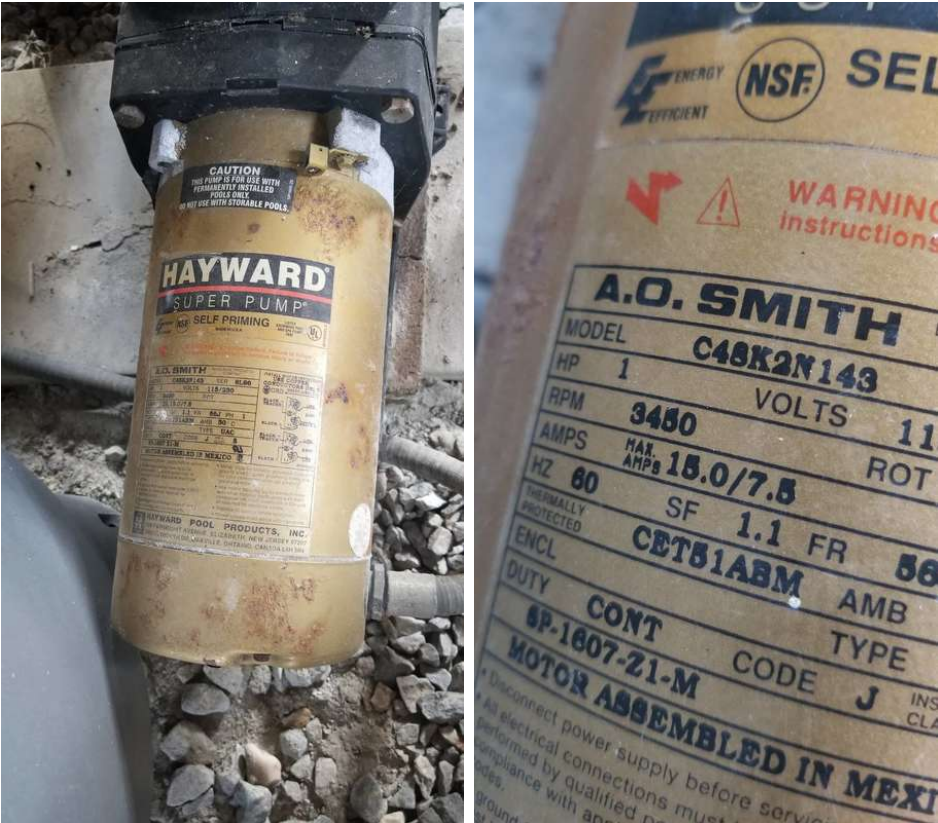
The chlorine dispenser is an add-on to the pool system. It taps off the main plumbing with an aftermarket mounting. It holds about half-dozen 3" chlorine tablets. The amount of water that can flow through the unit is controlled by a small valve; set that to change the amount of chlorine introduced into pool. It will be necessary to check the canister about once per week.



Pool Plumbing: Fill Valve Type:
Manual



Pumps: Photos



Heating: BTU Rating:
350,000
Pentair MiniMax 350 -- 350,000 BTU input, 280,000 BTU output



Heating: Serviceable

Heater is older but appears in good serviceable condition. This heater is propane; the tank is readily accessible and was almost full. This tank is only used for the pool heater.

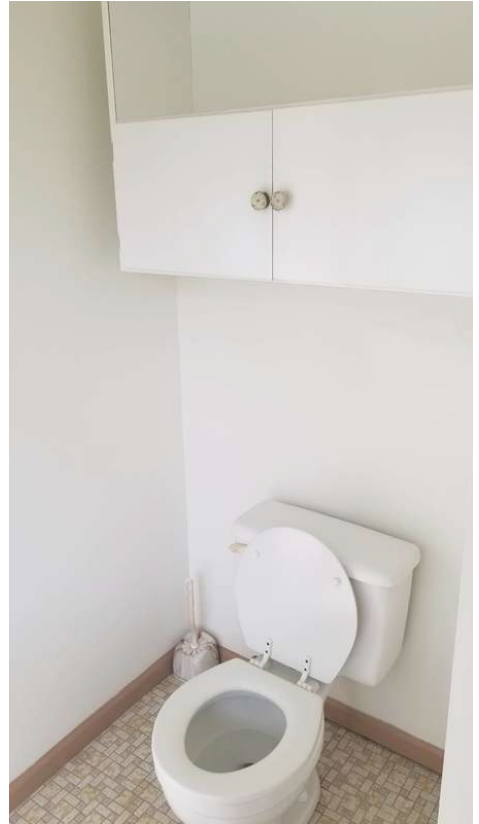
Note that the heater will not fire up when the water filter is dirty. At time of inspection, the filter pressure reading was between clean and dirty on the scale (18 PSI) and the heater would not fire up. After backwashing it started right up at 8 PSI This is a fail-safe mechanism in case the filter is blocked thus restricting water flow.



Accessories: Diving Board

Diving boards are not inspected as part of our inspection. Any comments made regarding this equipment is done as a courtesy only. Diving boards are inherently dangerous and should be inspected regularly and closely monitored when in use.

Pool House: Photos



Observations/recommendations

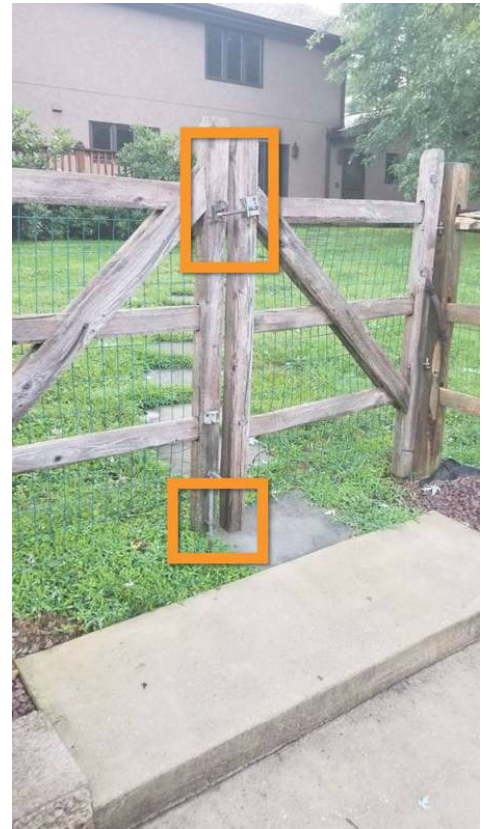
1.1.1 Safety Devices



Upgrades/Maintenance Items

GATE LATCH

The gate does not latch properly. Repairs are needed to the latch itself as well as the gate. Gate should open away from pool only.



1.2.1 Coping, Tile and Decking



Upgrades/Maintenance Items

CRACKED TILE NOTED

The cracked tile(s) should be evaluated and repaired as needed by a qualified pool contractor.

1.2.2 Coping, Tile and Decking



Upgrades/Maintenance Items

DECK CONDITION

There are several cracks in the decking concrete, some are large and will become trip hazards. The grout line between the coping and deck is failing which allows water to get in under the deck and at pool walls.



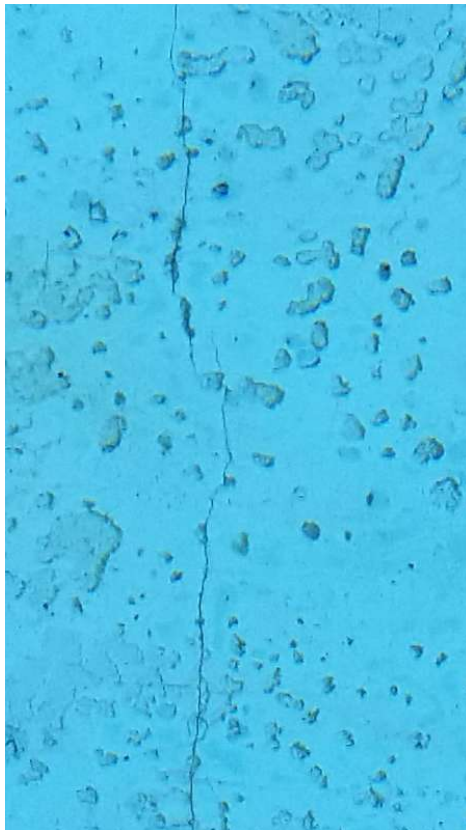
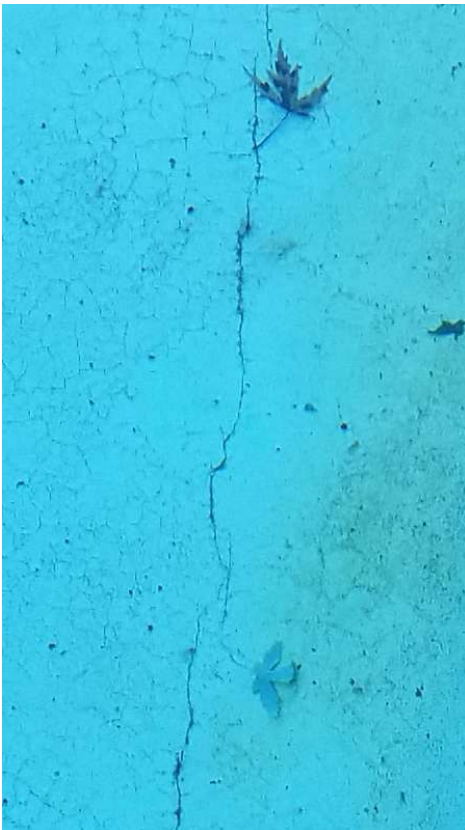
1.3.1 Vessel Surface

SURFACE DEFECTS NEED LIKELY REPAIR



Upgrades/Maintenance Items

There are hairline cracks and wider cracks in the plaster all around the pool and spa. The plaster surface is worn.



1.4.1 Drains and Skimmers

SKIMMER FAILING

Upgrades/Maintenance Items

One of the skimmers was loose against the decking and cracked at the outer rim. This means the plastic skimmer body did not have the support it should have and is thus prone to more damage. A cracked skimmer will leak below the decking and against the pool wall. (Other skimmer was intact)



1.6.1 Pool Electrical

TIMERS

Upgrades/Maintenance Items

The pump timers are Intermatic model T104P201, 208-277 Volt with DPST Double Pole Single Throw mechanical switch.

The timers did not have tabs to start & stop the pumps, hence it has to be controlled manually. A possible reason for operating these in manual vs. automatic mode might be that the timer mechanisms do not work anymore.

1.14.1 Accessories

DIVING BOARD

Safety/Major Concerns

Pool has a diving board. The shape and size of the pool plus the position of the diving board is such that a diver is likely to hit his/her head on the pool floor when diving. This is a huge safety concern. Consider that many insurance companies no longer provide coverage if pools have diving boards. Recommend removing diving board.

Estimated Cost

\$100 - \$200



1.15.1 Pool House

GARAGE DOOR

Upgrades/Maintenance Items

The lower panel of the garage door is deteriorated. Repainting the door will slow further decay.



2: SUMMARY

Information

Overall

This Sylvan pool is nearing the point where a remodeling should be considered. The deck is cracked; the plaster is cracking and some pitting has occurred. Plumbing system including pumps and filters is operational but does not create adequate flow at surface level. Plumbing is at the point where repairs will crop up as evidenced by the recent repair at the spa. Cleaning equipment is marginal, the pump that drives the cleaner is rusty. Heater is older but appeared functional. The fence is marginal and need some repairs are needed for safety. Pool house is nice with functional bathroom and shower.

The pool in current condition will require more manual effort for cleaning than a pool with better flow and returns configuration. Expect manual skimming and vacuuming when lots of debris gets in the pool such as during the recent heavy rain. Starting/stopping the pumps will be a daily chore until the automatic controls for the pumps are made operational.

Overall the pool is still working and you can expect a few more years (5-10) with some equipment maintenance. The fence might not last that long. The deck will continue to deteriorate because of water freeze cycles. More leaks such as at the skimmer will occur. Budget for pool renewal in the coming years. The cost is significant.

Cost estimates:

Pool decking & coping - \$20,000

Tile and plaster - \$10,000

Filtration system, heater, related plumbing and electric - \$8,000

Fence - \$5000