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Confidential Pool Inspection Report

for Pool System located at:

123 Pool Street, Pooltown, PA.

Prepared for:

Mr. & Mrs. Pool Buyer

Prepared by:
AHI, INC.
(215) 852 7319

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Please read the following important information regarding your Report!

The information contained within this Report is accrued and documented in accordance with the **Standards of Professional Practice for the Inspection of Swimming Pool and Spas.** A copy of the Standards of Professional Practice is available at any time for your review.

It is important to understand that the focus of our Inspection and this Report is toward conditions that are considered to be a "**Major Defect". The Pool Inspection Industry** defines **"Major Defect"** as *"a system or component that is unsafe or not functioning".*

Notice; This is a report on the condition of a swimming pool/spa as inspected by AHI, Inc. The scope of the inspection was limited to those aspects of the pool/spa and related equipment which were observable by visual external inspection from the ground surface. No pressure tests were performed on the plumbing and none of the pool/spa equipment components disassembled for purposes of this inspection. This report includes only those conditions which were observable after a reasonable examination of the pool/spa and normal operating condition on the date of the inspection.

AHI.Inc. makes no representation as to the existing conditions of the pool/spa and related equipment other than as set forth herein and observable by inspection in the manner set forth above. Allowances will have been made if the pool/spa is not operational. AHI, Inc. makes no warranties, expressed or implied, relating to the present condition of the pool/spa and/or equipment nor suitability for continued service.

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

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, should be obtained by client.

The inspector does not measure the dimensions of the pool/spa, nor make any other determinations of compliance or noncompliance with a residential pool/spa standards of the National Spa and Pool Institute, or with local building codes or ordinances, except as specifically noted. The issuance of this report does not imply that the pool/spa is in compliance with such standards, codes or ordinances.

Understanding the Report Format

MAJOR DEFECT - As defined above, these items are the emphasis of our inspection and are typically highlighted with **Bold & Underlined Text** within The AHI Pool Report.

NON BINDING RANGE OF REPAIR COST ESTIMATES - When able, a Non Binding Range Of Repair Cost Estimate will be attached to conditions typically defined as a "Major Defects". Costs are based on a Limited Visual Inspection and should not be consider firm. ***Not all conditions considered a "Major Defect" will have Costs attached or included in this document - In many cases further evaluation and or destructive investigation may be required to determine the extent of repairs required.***

These Costs are; 1) Stated in a range 2) Generated from the common industry standards 3) Not a binding or firm estimate.

Actual repair and or replacement costs may vary by as much as 300% due to issues such as, design, labor rates, quantity of work, quality of work/materials, hidden conditions and local municipal requirements. Firm cost estimates must be obtained from competent licensed and insured contractors familiar with the type of work required. Client is strongly advised to consult with three (3) independent contractors to obtain written cost estimates for concerns which are considered significant or "Major Defects".

COMMON REPAIRS & MAINTENANCE ITEMS While performing our Inspection, conditions that are more common, typical and or maintenance related may become evident. While not the focus of our inspection, these items are included as a courtesy. These conditions may require monitoring, timely repair, and/or periodic maintenance, to prevent continued or future deterioration. This Report may not include all conditions which are not considered a "Major Defect".

LIMITATIONS SECTION The final section of The AHI Pool Report are limitations to our inspection. It is imperative that you review this section as certain systems and components may require further evaluation or specialists.

A NOTE REGARDING PHOTOGRAPHS: Photographs or digital images are incorporated and included into the Report as a courtesy only. Not all conditions are readily visible or able to be clearly photographed. Photographs included may only show an example of conditions that are numerous or repetitive. Photographs may not show the true extent of certain concerns or conditions and should not be relied upon to reveal or determine the entire scope of concerns or conditions.

This report has been prepared for the sole and exclusive use of the client. Use by unauthorized persons or unauthorized distribution is prohibited. The report is limited to the components of the property, which were visible to the inspector at the time of the inspection. Any items not found in this report were not inspected.

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Client/Site

CLIENT AND SITE INFORMATION:

1.1 Service Order #
112221-1400.

1.2 DATE OF INSPECTION:
November 22, 2021.

1.3 TIME OF INSPECTION:
2:00 PM.

1.4 CLIENT NAME:
Mr. Pool Sample.

1.5 ADDRESS OF INSPECTION:
123 Pool Street.

1.6 INSPECTION SITE CITY/STATE/ZIP:
Pooltown, PA.

1.7 DESCRIPTION:

The Inground Pool at the Subject property includes a "Gunite" or "Shotcrete" shell with tile rim, precast coping and a concrete patio/surround. The Filter system is a tank style diatomaceous earth unit. The heater was natural gas fired. The spa is served by an air pump. The approximate pool dimensions are 18' x 40' +/-. The approximate pool depth ranges from 3'-3" to 5'-6" +/-. The Pool and related systems/components were winterized prior to our Inspection. Refer to Limitations Section. PLEASE READ THE ENTIRE REPORT.

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General Comments

Conditions Evident At Time Of Inspection:

2.1 Comments:

Pool depth (at "shallow" end) is deeper than most modern pool designs. Additional caution recommended due to increased safety concerns due to pool depth. Additional safety measures may be available, such as railings, to increase safety. Recommend improvement.

Pool specific municipal inspection sticker not noted. Recommend confirming proper inspections and compliance with appropriate local municipality, as needed.

Fence/Safety Barriers

Fence/Safety Barriers:

3.1 Fence Sections:

Sections of fence considered climbable due to design, spacing and or intersecting fences. Excessive spacing noted at fence enclosure openings which decreases fence adequacy and safety. Damage noted at fence sections which decreases reliability. Wire mesh at fence system loose, unsecured and or damaged which decreases fence reliability. Conditions noted at fence/gate systems which are likely to ease unauthorized access to pool environment which increases safety/drowning hazards and should be corrected immediately by a qualified contractor in accordance with all local municipal requirements and industry recommendations. Recommend correction by a qualified contractor.

Portions of fence/enclosure system overgrown which limits our ability to review system and increases potential safety hazards due to easier climbing or fence. Suggest maintenance.

3.2 Gate(s):

Self closing mechanism missing or inoperable at gate area(s) which increases safety and or unauthorized access concerns. Gate swing direction incorrect at one or more locations. Conditions noted at fence/gate systems which are likely to ease unauthorized access to pool environment which increases safety/drowning hazards and should be corrected immediately by a qualified contractor in accordance with all local municipal requirements and industry recommendations. Recommend correction by a qualified contractor.

3.3 Latches:

Gate latches inoperable, misaligned, damaged or missing. Magnetic safety lock mechanisms not noted which decreases safety and reliability of gate lock systems and should be upgraded. Recommend correction by a qualified contractor.

3.4 Other Conditions:

Direct access from home to pool area via several doors. Condition creates a safety hazard due to possible unauthorized access, especially by children. Recommend improving safety by secondary enclosure fencing and or safety locks/alarms on door areas.

Portions of fence/enclosure system overgrown which limits our ability to review system and increases potential safety hazards due to easier climbing or fence.

Due to the safety related concerns with possible unauthorized entry into the pool area, periodic review and testing of fence and gate systems for need of improvement or repair is recommended.

Doors leading to the pool area may allow unauthorized access and increase safety concerns. Additional measures, such as door alarms and or latches are available and should be installed for additional protection.

Surround/Patio

Surround/Patio:

4.1 Surround Surfaces:

Settlement noted at the surface(s) which may promote drainage concerns. Unevenness at various surfaces which creates safety and or trip hazards. Conditions noted at raised areas and several areas around pool. Cracking and displacement noted at raised area concrete work. Deteriorated and or missing concrete parting trim boards noted leaving large and unsafe gaps. Recommend correction by a qualified contractor.

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4.2 Other Conditions:

Depth markings not noted at basin edge areas which should be installed for improved safety.

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Steps/Ladders/Railings

Steps/Ladder/Rails:

5.1 Steps:

Awkward step transitions into pool. High step into spa. Recommend caution and improvement/correction by a qualified contractor.

5.2 Other Conditions:

Transitions or steps difficult to visually detect at raised pool edge areas which increases safety hazards. Typically visible markers, lighting and or railings increase safety.

Safety rope divider not noted to warn of pool depth transition. Railings, ladders and or step components removed, typically due to winterization. Recommend confirming proper reinstallation, attachment and safety by a qualified specialist at time of reopening.

Coping/Tile

Coping/Tilework:

6.1 Tilework:

Cracking at various wall tile surfaces which may lead to further failure and or separation. Slight damage at tile surfaces. Calcium type residue at tile and pool shell surfaces below tile which suggests initial tile failure and or separation. Suggest maintenance.

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Coping/Tilework:

6.2 Tilework:

Tile cracked, loose, separating and or missing at spa rim areas. Addition evaluation and restoration recommended by a qualified pool contractor.

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Shell/Liner

Shell/Liner:

7.1 Shell:

Initial surface deterioration, cracking and or wear noted at shell surfaces which suggest need for careful monitoring and eventual surface restoration. Suggest periodic monitoring.

Filter, Skimmer and Sanitization

Filtration and Sanitization Systems:

8.1 Filter Systems:

Labels worn at system which may increase safety and or maintenance concerns. Suggest correction.

Leakage/dripping noted at filter band clamp. Recommend review and repair by a qualified pool contractor.

8.2 Other Conditions:

Filter systems and or other pool/spa equipment requires periodic maintenance. Frequency of maintenance and maintenance procedures vary depending on debris, bather load and type of equipment. Maintenance practices may expose persons to dangerous pressures, electrical safety hazards, and or chemical safety concerns. Maintenance is best left to a qualified pool professional. Read and follow any and all instructions, recommendations and safety warning labels prior to attempting to service any pool equipment. If instructions, safety warning labels and or service documents do not exist, do not attempt to service the equipment, call a professional.

Abandoned water quality or water chemistry equipment noted. Recommend removal or replacement.

Automation of pool systems could be considered in order to improve overall pool system ease of use, reduce required maintenance and hands on management.

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Pump/Circulation

Circulation Piping/Valves/Pressure Gauges/Pumps/Motors:

9.1 Pipe Systems:

Restrictive plumbing configuration/connections/adapters noted which may create circulation concerns. Suggest correction.

9.2 Drain(s)/Suction Fittings:

Older style and or single drain system noted which increases safety concerns due to potential for entrapment (suction). Upgrade of drains systems and entrapment safety systems is recommended by a qualified pool contractor.

Due to the recognized danger of possible entrapment and drowning the pool industry has made considerable advances in the design and safety of pool/spa drain covers. Covers are now designed to be retrofitted into older pools/spa and such covers reduce the potential for entrapment due to strong suction forces plumbing fixtures can create. In most cases we cannot confirm the existence and or proper operation of such devices by visual Inspection. We recommend further review and testing by a qualified pool specialist for safety.

Safety vacuum release system(s) (SVRS) not noted. A SVRS is a system or a device that disables a pool pumps suction ability so that a body or object trapped against the suction outlet is freed. An SVRS can be easily installed in any pool, spa or water feature. We recommend installation of such systems, by a qualified installer, for increased safety.

9.3 Other Conditions:

Systems and or components winterized which reduces our ability to inspect or determine proper operation. In some cases systems are dismantled and or stored in remote locations, further restricting our evaluation. Recommend confirming existence, location and proper reinstallation/operation of all systems.

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Electrical/Bonding/Timers/Lighting

Electrical Panels/Time Clocks/Lighting:

10.1 Pool Equipment Electrical Panel:

Water entry and or resultant rusting noted at pool electrical equipment and or timer systems. Safety and operational concern. Seal deteriorated at one or more electrical component covers which may allow water entry and related deterioration/safety issues. Recommend replacement by a qualified contractor.

10.2 Circuit Protection and Safety Devices:

Multiple circuits connected to one or more breakers which should be separated by a qualified electrician. Recommend correction.

Water entry and or resultant rusting noted at pool electrical equipment and or timer systems. Safety and operational concern. Refer to related or additional comments within this Section.

10.3 Circuit Wiring:

Pool electrical conduit loose/separated. Safety hazard. Recommend repair by a qualified pool electrical contractor.

10.4 Grounding & Bonding Systems:

Equipment bonding wires/connections incomplete. Bond wire low gauge and disconnected. We cannot determine the overall condition of the bonding system by visual inspection. Safety hazard. Additional evaluation required. Recommend review and repair by a qualified pool electrician.

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Heater/Fuel

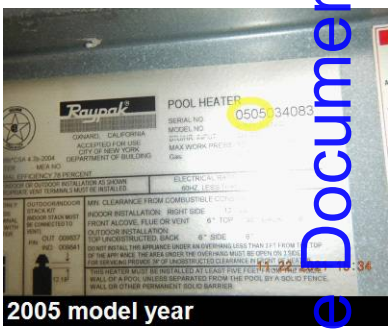
Heater/Fuel Supply:

11.1 Heating System:

Debris and or rusting noted within burner compartment. General debris noted within heater cabinet which suggest need for professional servicing. Older system noted which is beyond typical design operating life. Recommend professional maintenance/servicing. Refer to the following Report Section(s) for related and or additional comments: Limitations Section.

Heater lacks surround or fence enclosure which increases safety hazard due to high temperatures. Suggest correction.

A pressure/temperature relief valve and proper safe discharge extension was not evident at the heater which increases safety and operational concerns. Suggest correction.



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11.2 Fuel Systems:
Gas line tapped off pool heater feed. Line kinked/damaged (appears to serve gas grill). Recommend correction.

Air Blower

Air Blower:

12.1 Air Pump System:
Air pump winterized but appears serviceable.

Diving/Slide Boards

Diving/Sliding Boards:

13.1 Other Conditions:
Raised areas noted (often at pool wall elevation changes, spa edge and water fall edge areas) which increase risk in the event areas are use to dive or jump. Recommend barriers and or careful supervision and warning to limit dangerous activities.

Diving or other dangerous actions pose serious risk and hazard to pool users. Pool depths vary and regardless of depth accidents can happen. Client is advised to review all pool safety guidelines prior to use of pool. Client is further advised to post clear and proper safety practices in an obvious location for all pool users to understand prior to pool use.

Portions or all of the pool are too shallow to allow uncontrolled entry. Safe practices must be posted, observed, supervised and enforced. Educational materials, classes and or seminars are available for additional information. It is strongly recommended further information and education is obtained regarding general safety practices prior to use of pool and or hot tub environment.

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Cover

Seasonal Covers:

14.1 Cover Systems:

The existing cover system appears to be a simple tarp and perimeter weights. Such covers do not offer any safety protection, and in some cases, may actually increase safety concerns. We recommend upgrading of cover system to an attached tension cover for improved seasonal protection and safety when pool is not in use.

14.2 Other Conditions:

Pool may benefit from the use of a "solar" cover strictly during periods of non use. Suggest consulting with a qualified supplier for options.

Limitations/Comments

Limitations:

15.1 Comments:

In most cases, unless otherwise noted, our Inspection does not include an interview of the current owner and or pool service contractor. Such information is very helpful in knowing the full condition and history of the pool. Information such as, but not limited to, known concerns, latent or dormant defects, maintenance and or repair history may help to better understand the true condition of the pool and its systems. We strongly recommend such an interview prior to taking ownership. This service is available as an additional consulting option and fee, please contact our office for details.

In most cases, pool ownership also involves the use and or exposure to pool related chemicals. The variety of options regarding pool water chemistry is very broad and often confusing. Significant safety hazards exist with the careless handling, use and or storage of many products. Please be sure to consider the following suggestions and consult with a qualified pool specialist for any questions. Confirm what, if any, pool chemicals will remain on site, including a detailed list of products/purposes and all Material Safety Data Sheets (MSDS) for each product. Review each product MSDS to ensure proper handling and storage. Confirm all past product use schedules, applications and purpose with special attention regarding incompatible products or applications. Confirm proper disposal of any expired, unused and or unwanted products.

Inspection is limited to visible components and systems only. Pool is inspected in state found at time of inspection. Systems, settings components are not changed or altered from position found. Underground drains, electrical, piping, etc. are beyond scope of this inspection.

Our pool inspection is limited to the conditions and systems visible and exposed. Confirming compliance of the pool, fence, equipment and or other systems with the local authorities, insurance regulations and manufacturers specification is beyond the scope of this Report. If client desires such

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information we recommend contacting the appropriate regulatory department(s). Our service is limited to a visual inspection of the equipment and systems visible and apparent at the time of our site visit. The "Report" is a summation of our findings, based on our limited site visit. Conditions or concerns can and do change. Conditions noted in our report may or may not be corrected. It is beyond the scope of this report to monitor, supervise, direct or confirm correction of conditions or concerns. Failure to correct issues noted our report may lead to, cause or increase significant safety and or operational hazards. Lack of action, professional repairs and or proper professional pool management may pose, increase or lead to unsafe conditions. We strongly recommend professional evaluation or reinspection of the pool and or related system, components or areas, prior to use, to better understand conditions, hazards and to confirm conditions noted in our report have been properly corrected.

Due to the increased risks associated with any pool environment, it is especially important to ensure clear, obvious and appropriate roadside address markings to aid in property location in the event of an emergency. We recommend consulting the appropriate authorities for addition input and or guidance.

Many factor figure in regarding pump sizing and or adequate water turnover rate/filtration rate. Determining adequacy is beyond the scope of this report. If additional information is required, we recommend consulting with a qualified pool contractor/specialist.

Pool and or hot tub return water "drain" systems pose a significant safety/drowning hazard to users due to the potential for vacuum entrapment. Awareness of such concerns through the Virginia Graeme Baker Pool & Spa Safety Act (VGBA) has increased the use of improved covers, improved configuration and additional safety devices, now available, to reduce concerns. Our visual inspection from pool edge areas does not include close up inspection, testing or determining the adequacy of such below water systems and or components. Even the best systems do not prevent all safety concerns. Additional evaluation of the overall vacuum safety system with any pool or spa is available and should be considered. Systems also require periodic reinspection/testing. We recommend further review and periodic testing by a qualified pool specialist for safety.

Our review of the bonding system is limited to the visible components. As bonding components are in most cases concealed/buried our ability to inspect or fully determine adequacy is limited. Changes to equipment may also cause disruption or disconnection of bonding systems and increase safety concerns. Continuity testing is available and recommended for any pool/spa bonding system by a qualified pool electrician prior to use and or after any modifications.

The inherent safety concerns with any body of water dramatically increases risk for users, guests and or neighboring persons near any aquatic environment and demands the utmost care, training and safety supervision at all times. All responsible parties are advised to obtain appropriate training for supervision of such areas and associated risks.

There is NO SUBSTITUTE FOR ADULT SUPERVISION! In the time it takes you to run inside to answer a phone or take something out of the oven, a child could drown. NEVER leave children alone while they're swimming. Not even for a minute! And...NO DISTRACTIONS when watching children! Reading a book, cooking on a grill or talking to your friends is not adult supervision. Assign an adult in 15-minute intervals to be the "water watcher." You'll save lives and everyone will have an enjoyable experience. Drowning prevention information is not "for someone else." It is for you. Because only by increased awareness and effort, can we reduce some very alarming statistics. Drowning is one of the leading causes of accidental death for children under the age of five. This is an avoidable accident, which can be prevented by constant adult supervision. Organizations such as the Pool & Hot Tub Alliance, the American Red Cross, the National Drowning Prevention alliance, Think First, the Centers for Disease Control, Young Men's Christian Association (YMCA) and the National Rehabilitation Hospital, recognize that constant adult supervision is the primary element in an integrated approach to drowning prevention. We recommend reviewing the resources available from these organizations as part of your safety preparation for being a responsible pool and or spa owner.

Warning - Water can become electrified at any time. Pools and spas are surrounded by lights, pumps, etc. Faulty wiring, failed GFCIs, or stray voltage can introduce electricity to the water where your family swims. When this current passes through the body with enough force to cause paralysis, THIS CAN RESULT IN DROWNING ELECTRIC SHOCK DROWNING - prevent electric shock drowning by testing the water and all related electrical systems/components as recommended by a qualified pool electrician.

Having an at-home pool, spa or hot tub can be fun for the whole family. However, it is important for people to know how to take care of them. It is also essential to know what steps to take to keep everyone healthy and safe both in and around the water. We recommend careful review and training for any and all responsible parties. Among others, please search, visit and study additional resources prior to use of the Pool and or Spa environment, such as;

https://www.cdc.gov/healthywater/swimming/index.html

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https://www.redcross.org/take-a-class/swimming/learn-to-swim-providers.

Heaters are visually inspected only - winterized units are not activated. Limited Inspection. Extended operation or monitoring for adequacy to heat pool/hot tub is beyond the scope of this Inspection. Based on this limited inspection client may consider further evaluation by a qualified specialist to determine output and or adequacy.

All pool systems are subject to potential for water loss/leakage. This Inspection is Limited and the ability to determine and or recognize such a condition is beyond the scope of this Report. Water loss testing is typically available, at an additional cost, by a qualified pool contractor or through our office.

Pool and all equipment have been shut down and winterized. This is a Limited Inspection in the condition found. Systems were not reassembled for testing. Based on the limitations of this Inspection we recommend consulting with the Pool Professional responsible for pool maintenance, opening and closing for additional information and or known concerns. Client may also consider escrowing funds to cover unknown repairs which may become evident upon reopening of pool system. We recommend a complete Inspection of the Pool and all related components once opened for the season.

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