

On The Mark Property Inspections, LLC

Pool Inspection Report



Address of Inspection
Inspection prepared for: Client first name Client last name
Date of Inspection: 4/20/2023

Inspector: Mark Groves

Email: onthemarkinspect@gmail.com

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General Information

1. Inspector

Mark Groves

2. Attendance

Buyers Agent, client

3. Manufacturer

Unknown, talk with current owner.

4. Type of Pool

Unable to completely determine gunite , ? Plaster liner, Talk with current owner. • Inground

5. Pool Size

Deep End: Large Diameter: 15 plus feet depending on what area. • Shallow End Diameter: 20 plus feet with beach areas. • Over All Length: approximately 30 feet plus feet

6. Depth

The depth of the pool at the shallow end is approximately 1 foot to 4 feet • The depth of the pool at the deep end is 8 to 10 feet ? Confirm with owner, should be at least 10 feet deep if diving board is over 4 feet long.

7. Diving Board Condition

Good	Fair	Poor	S/H	N/A
	X			

6ft to 7 feet

• It's hard for inspector to tell but appears to be at least 8 feet deep, a pool should be at least 10 feet deep if diving board is over 4 feet in length. Especially if the transition to shallow is abrupt.

8. Slide Conditions

Good	Fair	Poor	S/H	N/A
				X

None Present.

9. General Comments

The whole pool environment is a general evaluation and is not technically exhaustive, to include not just the pool and equipment. The intention of a pool inspection is to evaluate the current condition of all accessible pool components. I identify items that need repair to make the pool operational, safe and reasonable to maintain. I also note the condition of the fence, gates, walkway, pool perimeter, slide, diving board, deck, rails, coping, lighting, structure, and other items of possible concern. Occasionally the inspection will reveal that further specialized testing is warranted. • The water in a spa or hot tub should never exceed 104F(40C). Water temperatures between 100 degrees (38C) and 104 degrees (40C) are considered safe for a healthy adult. Lower temperatures are recommended for extended use (exceeding 10-15 minutes) and for young children. Anyone under a physician's care should ask before entering the spa to avoid injury.

- It is strongly recommended the adults in this home take a CPR class with either the American Heart Association, American Red Cross or with a certified trainer at you local fire company.

Gate

1. Gate Condition

Good	Fair	Poor	S/H	N/A
				X

Oregon does not require fences or gates. Today's standards are. The pedestrian gate on the fence is required to be self-closing, self-latching, only open outwards, not create more than a 4" opening from any structure or 2 inches from the ground and be at least 48" high.



Gates are not to today's standards but not required in the state of Oregon, update as needed.

2. Door Condition

Good	Fair	Poor	S/H	N/A
				X

Fence

1. Fence Condition

Good	Fair	Poor	S/H	N/A
				X

- No Fence is required in the state of Oregon, However one is highly recommended, consider the needs of you and your family install as needed.

Pool Deck

1. Pool Deck Condition

Good	Fair	Poor	S/H	N/A
X				

The perimeter access to a pool is a very important safety inspection. There should be stable and dependable footing around the whole area of a swimming pool. "Tripping" is the most common accident around swimming pools in the whole United States. It is mentioned in the 1989 "Standard for Residential Swimming Pools" under Decks --- shall be... a maximum difference of vertical elevation of 1/4 ". When we find a walkway that has slabs more than 1/4" out of level, it is reported. Suggestions are made on how to remedy the problem: Mudjacking, other times leveraging, and sometimes replacement. The slope of the walkway has limitations as to what is the minimum required and also the maximum. • One common and very damaging construction defect in a pool is the manner in which the walkway meets the pool. If this is done incorrectly, the walkway, with the winter ground shifts and frost heaves, could press against the top of the pool and slowly ruin the top structure of the pool. This can loosen the coping, undermine the interior adhesion of the tile, and delaminate the pool interior finish. The problem starts at the "outside" of the pool and slowly damages the interior. The rest of the pool can start to deteriorate from the top down. • The coping appears to be serviceable. • The concrete pad, pool deck is in functional condition at the time of inspection where visible/accessible to inspector, with common minor settlement cracks noted. Recommend monitor over time any further expansion of these cracks. If observed contact licensed pool contractor ASAP for further review.



Minor common settlement cracks noted, recommend monitor over time for any further expansion.



Large Water fall is functional but appears to have a minor leak at back of rocks onto paving/pool deck,



Smaller water fall appears to be leaking onto pool deck/concrete, recommend seal any gaps.

Equipment

1. Pump Condition

Good	Fair	Poor	S/H	N/A
X				

Spa Jet pump • Main Pool Pump • The main pool pump was louder/ noise during its operation. Pressure to high in filter probably, recommend service entire pool by qualified pool contractor.
 • A qualified pool contractor needs to service the appropriate pumps that have issues in this report.

2. Blower Condition

Good	Fair	Poor	S/H	N/A
				X

3. Heater Condition

Good	Fair	Poor	S/H	N/A
				X

Electric
 • Heater is not tested , beyond the scope of this pool inspection, recommend talk with owner about operations or contact licensed pool contractor.

4. Filter Condition

Good	Fair	Poor	S/H	N/A
	X			

Cartridge Filter

• Normal pool pressure as indicated at the filter was more that the normal maximum 25 psi. This is an indication that the filter needs servicing. Recommend complete service by qualified pool contractor.



Pool pressure at filter is to high, should be between 15 & 20 psi, recommend further review by licensed pool contractor.

5. Skimmer Condition

Good	Fair	Poor	S/H	N/A
X				

The pool skimmer basket was clean and the level of the pool appears normal.

6. Fill Valve Condition

Good	Fair	Poor	S/H	N/A
X				X

Not tested, Automatic • Not tested, Programmable

7. Electric Condition

Good	Fair	Poor	S/H	N/A
X				

Main Panel breaker box is located in the equipment area. • Wiring is Liquid Tite Flex. • Wiring is Rigid Conduit.

• The pool equipment, heater appears to be properly bonded where visible/accessible to inspector at the time of inspection.

8. Timer Condition

Good	Fair	Poor	S/H	N/A
X				X

Not tested, Automatic • Not tested, Programmable

9. Piping Condition

Good	Fair	Poor	S/H	N/A
X				

The **PVC** piping has not been painted for heater at exterior of pool house. If left in that condition the suns UV rays will deteriorate the pipe causing it to fail over time. Recommend paint with us rated paint for PVC.

• The unpainted PVC piping will deteriorate due to the UV rays from the sun if it is left in the present unpainted condition. It is recommended that the PVC piping be painted with a paint that is compatible with the material of the pipe.



No visible active leaking at the time of inspection where visible/accessible to inspector at the time of inspection.



It's recommended to paint any pvc plumbing exposed to sun with a protective up resistant paint.

10. Panel Condition

Good	Fair	Poor	S/H	N/A
X				

Voltage is 120 volts. • Main Breaker Amperage is 30 amp.

11. Comments

Any deficiencies noted in this report should be corrected by a qualified pool contractor. • The pump is the heart of your pool's support system. It circulates water through the filter and heater and then returns it to the pool. When choosing a pump, important factors to consider are its pumping capacity relative to your pool size, the operating costs and maintenance steps. Many new energy saving models are on the market, and your pool professional will be glad to assist you in your product choice.

Pool

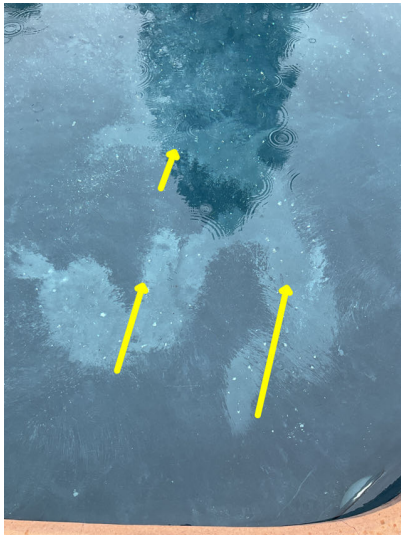
1. Tile Condition

Good	Fair	Poor	S/H	N/A
X				

2. Surface Condition

Good	Fair	Poor	S/H	N/A
X				

• The pool service does appears to have some warn areas, inspector observed no major cracks, displacement of pool service through water, limited view for insulation. Recommend monitor and have further evaluation as needed by licensed pool contractor.



There are some warn areas of pool surface, no visible cracks, movement observed where visible p/accessible to inspector at the time of inspection.

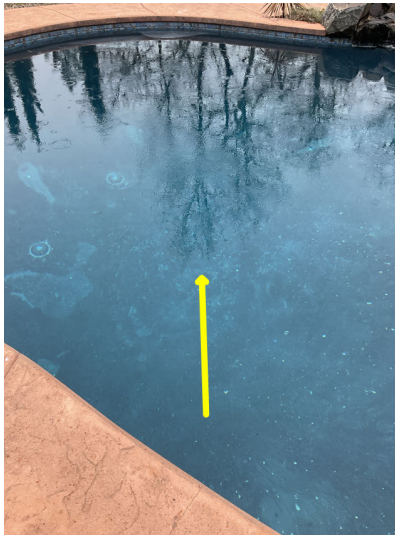
These do appear to be anti vortex drains, confirm with current owner or qualified pool contractor for safety/to meet today's standards.

Water Quality

1. Water Condition

Good	Fair	Poor	S/H	N/A
X				

Chemicals are Not Tested, it is beyond the scope of this inspection. • You can do most of the necessary water maintenance on your own pool. Most pool stores stock easy-to-use test kits, and testing the water is the first step. Obtain a reliable test kit and carefully follow the directions which come with it. Some helpful hints include reaching far below the surface to get an accurate water sample and taking your sample at the same time of day, say early evening. • Once you have tested your water, charts included in the testing kit will indicate your water's pH balance. The ideal pH level for pool water is between 7.4 and 7.8. Above 7.8, the water is more alkaline (base) and under certain conditions can form deposits in the piping and on pool surfaces. Below 7.4 pH, the pool water is more acidic: the lower on the scale, the greater the acidity. If the water is too acidic, it can damage the piping and pool surfaces under certain conditions. Maintaining your water slightly on the alkaline side (between 7.4 and 7.8) helps chemicals do a proper disinfecting job, keeps scale from forming on the pool and support equipment and retards any corrosion. • The pH of your pool tells you which chemicals to add to maintain a 7.2 to 7.6 pH level. Soda ash or sodium carbonate and sodium bicarbonate are common chemicals used to raise pH. Muriatic acid or sodium bisulfate lower pool water pH and make it more acidic. Liquid, powder or tablet forms of the chemicals are most often used in residential pools. The common disinfectants used are chlorine compounds. For best results, have your pool professional help you with your decision. • The salt water pool/water quality appears in good functional condition at the time of inspection.



Water quality was good, FYI, this is a salt water pool, talk with current owner or licensed pool contractor for further information.

Safety

1. Safety Condition

Good	Fair	Poor	S/H	N/A
				X

Even though a pool alarm was not required at the time your pool was installed it is recommended especially if there are small children in the home.
 • I recommend a floating or submerged pool alarm be utilized in the pool while it is unattended if small children are around.

2. Pool Cover Condition

Good	Fair	Poor	S/H	N/A
				X

None

Comments

1. Comments

You should be able to take care of your pool in less than an hour a week.
 The rest of the time should be pool enjoyment.

Spa

1. Spa Condition

Good	Fair	Poor	S/H	N/A
X				

This spa is incorporated as part of the pool.
 • Spa/Hot Tube appears to be in functional and in serviceable condition at the time of inspection.



Spa jets and heaters turned on with remote, recommend talk with current owner about operations further or a qualified pool contractor.

Maintenance

1. Maintenance Recommendations

Whether you heat your pool or not, a pool cover is one of the best investments you can make. Most solar pool covers are moderately priced and usually pay for themselves in one season. If handled properly, a good cover will last many years. Several types of pool covers are available. Covers are usually made of plastic or aluminum sheets. They can be compared on:

1. ability to transmit sunlight to a pool
2. ability to reduce heat loss
3. ease of handling
4. durability and length of warranty.

If you do heat your pool, a pool cover can help you realize energy savings of 50 to 70 percent or more, depending on the climate where you live and the time of year. Pool covers also aid in keeping leaves out and reducing pool water evaporation.

2. Comments

You can do most of the necessary water maintenance on your own pool. Most pool stores stock easy-to-use test kits, and testing the water is the first step. Obtain a reliable test kit and carefully follow the directions which come with it. Some helpful hints include reaching far below the surface to get an accurate water sample and taking your sample at the same time of day, say early evening. • The pH of your pool tells you which chemicals to add to maintain a 7.2 to 7.6 pH level. Soda ash or sodium carbonate and sodium bicarbonate are common chemicals used to raise pH. Muriatic acid or sodium bisulfate lower pool water pH and make it more acidic. Liquid, powder or tablet forms of the chemicals are most often used in residential pools. The common disinfectant used are chlorine compounds. For best results, have your pool professional help you with your decision.

Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

Equipment		
Page 5 Item: 4	Filter Condition	<ul style="list-style-type: none">• Normal pool pressure as indicated at the filter was more that the normal maximum 25 psi. This is an indication that the filter needs servicing. Recommend complete service by qualified pool contractor.