



Pool Inspection: 1234 First Street, Modesto CA 95354

Prepared For: John Smith

Date of Inspection: 1/10/2012

Time of Inspection: 1:00 PM

Prepared By: Dave Mraz

Report Number: POM123456

Type of Pool Finish: Plaster-white

Condition of Surface: Good

Comments: The pool was a little dirty at the time of inspection because the pool cleaner was stuck against the step and not moving (and hadn't moved in a while). The pool water level was very high. There were some stains noted in the plaster.

Tile: Condition: Good

Deck: Condition: Good

Comments: The deck had an exposed aggregate finish.

Slide: N/A

Diving Board: N/A

Rails: N/A

Skimmer: In working order

Basket: Condition: Good

Comments: N/A

Pool Filter System & Cartridge

Size and Make: Pentair CCP320-320 sq. ft.

Condition of Filter: Fair

Comments: The filter tank had a leak at the drain plug. The cost for a new drain plug O-ring is approximately \$50. The tank pressure gauge read 32-35 psi. The cartridges appear to be dirty or worn out. The age of the cartridges is unknown. However; cartridge filters need replacement every 3-5 years. The cost for new cartridges, when needed, is approximately \$300. The cartridges generally need to be cleaned every 3-4 months or when filter pressure increases 10 psi above normal.

Filter Pump**Size:** 2 HP**Make:** Pentair Pinnacle**Condition:** Fair**Comments:** The pump leaked at the outlet union, the seal plate, and the drain plug – in a total of three different areas. The pump was otherwise in working order (besides the 3 leaks). The approximate cost to fix the leaks is \$175-\$200.**Backwash Valve:** N/A**Comments:** N/A**Waterfall Pump****Size:** N/A**Make:** N/A**Comments:** N/A**Pool Cleaner****Type:** Pressure side w/o booster**Make:** Polaris 360**Condition:** Poor**Comments:** The Polaris would not work unless the valve on the return side was opened all the way. Even then it didn't have much power. This is probably because of dirty/worn out filters. Another problem was that the Polaris would run into the step and be stuck there because there was no back up valve. A back up valve costs approximately \$125. A back up valve keeps the Polaris from getting stuck for extended periods of time.**Booster pump:** N/A**Condition:** N/A**Comments:** N/A**Time Clocks:** Intermatic**Condition:** In working order**Comments:** N/A**Lights:** Good**Comments:** In working order**Auto Fill:** No**Heater:** N/A

Important Notice: This report indicates the condition of the pool on the date of the inspection only, and such, carries with it no warranties, expressed or implied, as to possible future problems. This is a visual inspection only and offers no opinion as to structural soundness of the pool or any underground leaks or electrical problems. No pressure testing is included. All repair estimates in this report should be considered informational only and are negotiable between buyer and seller and should not necessarily be considered an offer by inspecting parties to affect such repairs.