



Confidential Pool Inspection Report

LOCATED AT:
6565 Main St
Midlothian, VA 23113

PREPARED EXCLUSIVELY FOR:
Gone Fishen

INSPECTED ON:
Friday, December 8, 2023



Inspector: Inspector Dan
Burgess Inspections
530-C Southlake Blvd
N Chesterfield, VA 23236
(804) 794-1423

Friday, December 8, 2023
Gone Fishen
6565 Main St
Midlothian, VA 23113

Dear Gone Fishen,

We have enclosed the report for the pool inspection we conducted for you on Friday, December 8, 2023 at:

6565 Main St
Midlothian, VA 23113

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Inspector Dan
Burgess Inspections

The logo for Burgess Inspections, Inc. features the word "Burgess" in a large, bold, serif font, with a small graphic of a house with a chimney above the letter 'B'. Below "Burgess" is the word "Inspections, Inc." in a smaller, bold, sans-serif font. The entire logo is underlined.

A large, light-colored watermark of the Burgess Inspections, Inc. logo is visible in the background of the page, spanning across the middle section.

Pool and Spa

The pool inspection was limited to those areas which were above ground or water level. The pool and spa inspection was conducted in accordance with Burgess Inspection's Twenty-one point inspection for residential swimming pool and spa inspections. No warranty expressed or implied, is intended or offered by Burgess Inspections with regard to the pool or spa inspection.

Proper pool maintenance and water chemistry is the key to avoiding major expenses. Multiple factors can affect the chemistry over time, and it is not tested during the inspection.

Proper pool maintenance is the key to avoiding major expenses. Many homeowners enjoy taking care of the pool themselves. However, if you choose not to maintain your pool, a pool company can do everything needed to your pool throughout the season. It is recommended that you inquire with the seller about the service history of the pool.

It is recommend all repairs/maintenance to the pool and equipment be performed by a professional, competent, and qualified pool technician.

STYLE/SHELL

1: The property had a concrete pool installed which typically has a life expectancy of 25+ years with resurfacing needed approximately every 10 years depending on condition.

2: Inspected

3: There were a lot of leaves in the pool. Recommend cleaning daily to keep the water clean.

BARRIER

4: A door in the wall of a building that served as a part of the safety barrier had no alarm. Such doors should be equipped with an alarm that complies with modern safety standards.

5: FYI: If the house is part of the barrier, the doors and screens leading from the house to the pool or spa area should be protected with an alarm that is audible for 30 seconds throughout the house. The alarm control must be a minimum of 54-inches high, with automatic resetting.

6: The front gate near the garage has the latch on the exterior. The latch is not easily reached from inside the gate. Correct as needed.



Unable to open from the inside

DECK

7: There was cracking observed at the pool deck. Sealing to prevent further damage during freeze/thaw cycles is recommended. Location: near the patio and near the entrance to the garage.



DRAIN/SKIM

8: FYI: It is critical to ensure that all pools and spas have drain covers that are compliant with the Virginia Graeme Baker Pool & Spa Safety Act (VGB Act) to avoid entrapment hazards, which occur when powerful suction from the water circulation system in a pool or spa causes someone to become trapped underwater.

9: The skimmer box and cover were inspected.

10: It could not be determined if the cover was VGB compliant. Further verification is recommended and replaced if needed.



11: Both skimmer baskets were full of leaves. Recommend emptying these daily to prevent a clog.

STEPS

12: The handrail was missing and should be installed for safety. \$900-\$1200 +/-



Missing handrail

CLEANING EQUIPMENT

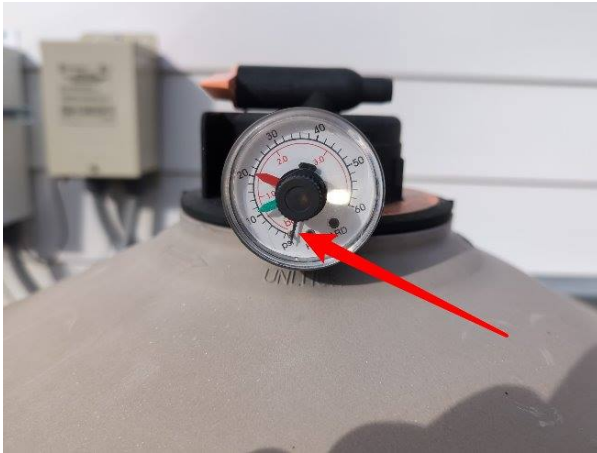
13: A pool cleaner was observed, but not in use. Asking the seller if it is functional and proper operation of the system is recommended.

FILTER

14: Based on a search of the model number, the pool filter was a cartridge filter. Ideal pressure is 10-20 psi, but each pool is a little different. As the filter becomes dirty the pressure will increase. Generally an increase in pressure of 5-10 psi indicates a need to clean the filter.

15: FYI: Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Testing of any back flush mechanisms is beyond the scope of this inspection.

16: The pressure gauge was reading beyond 60 psi. This suggests that the filter is dirty or the gauge is not working. Recommend a licensed pool contractor evaluate and correct as needed. ~\$100-\$200 +/-



Arrow points to the reading on the gauge.



PUMPS

17: FYI: Pumps are responsible for circulating water and chemicals throughout the pool. Pool pumps vary in price depending on their size and efficiency. Another consideration is the level of noise emitted by the pump. Since pool pumps must run regularly to do their job properly, quieter models may be preferable.

18: Pump Manufacturer: Hayward 2019



19: Motor: 2.7 HP

PIPES & VALVES

20: FYI: The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period, or testing, and is not performed during the pool inspection. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa, or associated equipment.

21: Having pipes properly labeled is recommended.

22: There were no issues observed with the visible piping.



CHLORINATOR / SALT CELL

23: A salt cell was present. These typically have a life expectancy of 3-5 years, and require cleaning. Recommend asking seller the age of the cell and the service history.



TIMER BOX

24: Your pool timer is an integral part of your pool's filtration system. It controls how long the pump runs and, as a result, how often the water is filtered. It is used to turn the pump on and off at specific intervals. This helps to keep your pool water clean and free of debris.

- Most pool experts recommend running the pump for at least 6 hours a day, and a pool pump timer helps you to automate this process.
- A pool pump timer is an analog or digital device that turns the pool pump on and off at predetermined intervals.
- Digital timers are easier to use than analog timers; however, the buttons will vary depending on the model of timer you have.

25: FYI: Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection.

POOL LIGHT

30: The pool light was functional and GFCI protected.



HEATER

31: FYI: A pool heater can help to extend your pool enjoyment season. Heaters use a variety of energy sources including natural gas or propane, solar power and electricity. Proper maintenance of the heating system is key to extend the life of your equipment. Pilot lights on gas pool heaters are not lit during the inspection.

32: There was a natural gas heater installed.

33: The pool heating equipment was turned off at the breaker. Recommend checking with the current homeowner to determine the functionality.





SPA

34: The spa is inspected only if it is part of the swimming pool.

OTHER

35: The pool fill device was functional.

Burgess
Inspections, Inc.

Executive Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

POOL AND SPA STEPS

s-12: The handrail was missing and should be installed for safety. \$900-\$1200 +/-

POOL AND SPA FILTER

s-16: The pressure gauge was reading beyond 60 psi. This suggests that the filter is dirty or the gauge is not working. Recommend a licensed pool contractor evaluate and correct as needed.
~\$100-\$200 +/-

POOL AND SPA HEATER

s-33: The pool heating equipment was turned off at the breaker. Recommend checking with the current homeowner to determine the functionality.