



941.889.8658

*www.ultramarinepoolsofsrq.com
service@ultramarinepools.com*





Initial Pool/Spa Checklist & Inspection Report

Introductory: Thank-you for choosing the trusted team at Ultramarine for today's pool inspection. Our pool inspections consider the whole pool environment as a general evaluation and it is not technically exhaustive. The intention of a pool inspection is to evaluate the current condition of all accessible pool components. The identified items that need repair to make the pool operational, safe, reasonable to maintain or improved will be noted on the report. Also, the condition of the fence, gates, walkway, pool perimeter, slide, deck, rails, coping, lighting, structure, and other items of possible concern. Occasionally the inspection will reveal that further specialized testing is warranted. The mere fact that the presence of a swimming pool does not automatically suggest the structure was constructed with building permits. We suggest the buyer to contact the local building and safety department to see if the work was performed under their jurisdiction and with permits. Safety markers and/or signage, which display pool safety is suggested to be installed as a precautionary measure. *It is strongly recommended the adults in this home take CPR class with either the American Heart Association, American Red Cross or with a certified trainer at your local fire company.

Enter Left (LF):	Weather: clear	Gate Code or Key: N/A	Enter Right (RT):
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Address of Inspection:

Name:

Phone Number:

Email:

Inspector: Darren Grovatt

License: CPI-656057

Inspection Time:

Date:

Hello,

Darren here with Ultramarine Pools.

Hope your day is going swimmingly! Thank-you for reaching out to us regarding your Pool Inspection and Congratulations on your possible new pool home purchase!

The following attached is an Initial Pool/Spa Checklist & Inspection Report, listing summaries of our findings as well as any concerns.

Thank-you for choosing the trusted team at Ultramarine!

If perhaps you will be needing ongoing Pool Service, when the time comes, simply give us a call (941)889.8658 and we will give you \$50 OFF today's inspection.

Friendly Professional Pool Service that will KNOCK YOUR FLOPS OFF!

The following is included:

- Respecting your time and privacy. Arriving on your specified day. Each Background Checked Technician is State Certified (Only about 20% of other pool technicians in the field have the same certification), Tested, & Trained - These extra steps, just allow us to keep the same face at your property. We arrive in a lettered truck and are uniformed.
- Vacuuming Everytime - To prevent unnecessary wear on your equipment, we use a portable vacuum, which extends the life of your overall equipment and filter. It catches anything from fine dust, sand, sticks, leaves and debris, which could damage your pump and overall equipment.
- Brushing the walls and the bottom
- Skimming the surface
- Soaping the tile
- Polishing Handrails
- Emptying Skimmer/Pump Baskets
- Inspecting Equipment/Chlorine Sprayer for the Coping & Equipment Pad for any mold
- Lubricating O-Rings
- Cleaning Filter at least once a month, often times more throughout the year, such as pollen season.
- Testing, Balancing, & Documenting Chemical Results
- If we don't see you, We leave you a note with a wait time

Weekly Vacuum Everytime Plan: For Screened in Pools with Lanais/Cages. Includes all of the physical maintenance & chemicals. whether it is a 4 or 5 week visit for \$174 a month with a Card on Auto Pay. (Pro-rated depending on start date)

Weekly Vacuum Everytime Plan: For Open Pools without Lanais/Cages. Includes all of the physical maintenance & chemicals. whether it is a 4 or 5 week visit for \$244 a month with a Card on Auto Pay. (Pro-rated depending on start date)

Please Note: Pools that are newer, we recommend that you strongly consider a Metal Sequester that keeps the metals in suspension and acts as a magnet to draw them to the filter instead of clinging to the surface. This is an added Monthly Preventative that fights against Stains and Scaling and can dramatically extend the life and look of the pool. This is an added Cost of \$20 a month.

There are NO CONTRACTS. We want you to stay with us not because your are bound to a contract, but instead that you are pleased with the service.

Thanks again and we hope we can earn your business and hope to talk to you soon.

We really appreciate it!

Size: 12 Ft x 26 Ft Depth: 3 Ft x 5 Ft Volume (gallons):9,360

Shape: Kidney

Open or Caged Lanai & Condition of Structure and Screens:
Caged

Poor[] Good[] Excellent[]

Needs Repairs, Improvements, or Replacement []



Condition of Pool Water: Clear, Vivid & Inviting

Poor[] Good[] Excellent[X]

Needs Replacement []



Water Flow?: Excellent

Poor[] Good[] Excellent[X]

Needs Replacement []

Visual Assessment of Structure & Age of

Poor[] Good[] Excellent[X]

Surface: Good,
Structurally Sound

New Surface
Recommended []

Needs Repairs,
Improvements, or Replacement
[]

Interior: Finish/Type: Quartz

Poor[] Good[] Excellent[]

Needs Repairs,
Improvements, or Replacement []

Any Stains/Scaling Location/

Poor[] Good[X] Excellent[]

Type?: Grayish Hydration Stains /
Fittings Tint - Main Drain Covers
tinted yellow

In Water Stain Treatment
Recommended []

Drain & Acid Wash
Recommended []

Scale Inhibitor or Metal/Stain
Sequestrate/Preventative
Recommended after Pool is Resurfaced []

New Surface
Recommended []



*It is highly recommended that pools should be on a Monthly Metal Sequestrate or Scale Inhibiting Additive. This will allow metals to stay in suspension instead of clinging to the surface, which causes scaling and staining and can even damage equipment, tiles, pipes and the integrity of the surface. This proactive approach tends to extend the life and enjoyment of the pool for years to come.

Tiles & Grouting: Good. One (1) Cracked Tile. Hairline Crack on Tile by Skimmer coming from Deck, which is only settling.

Fair[] Poor[] Good[X] Excellent[]

Recommend Repairs, Improvements, or Replacement [X]



Deck Interface with Pool/Spa decko Excellent. Drains nicely.

Poor[] Good[] Excellent[X]

Needs Repairs, Improvements, or Replacement []



*Deck Maintenance: Routinely scheduled pressure washings help keep your pool deck clean and pristine, free from dirt, debris, pollen and mold, as well as keeping it safe from slip hazards. Some decks like pavers require resealing every three (3) to four (4) years. Get ready for pool season by scheduling routine pressure washing, re-sanding, re-sealing or re-painting.

Caulking/Expansion Joints: Excellent

Fair[] Poor[] Good[] Excellent[X]

Needs Repairs, Improvements, or Replacement []

It is important for the Caulking between the pool deck and coping to be properly sealed off from the elements to help prevent water intrusion and damage to the deck and coping.

Coping: One (1)

Fair[X] Poor[] Good[] Excellent[]

Tile Cracked in
Shallow End.

Needs Repairs,
Improvements, or Replacement []



Pool/Spa Main Drains:

Poor[X] Good[] Excellent[]

Hayward Tinted yellow, in
VBA Compliance.

Needs Repairs, Improvements,
or Replacement []

Recommend Only Replacing



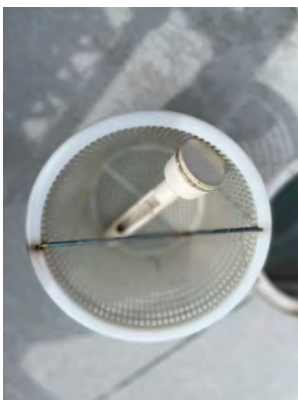
Main Drain Covers should be anti-entrapment type and Virginia Baker Act Compliant. These drains prevent hair, limbs, clothing and jewelry entrapment. Additional safety features can be added to existing pools.

Skimmer Basket Type:SP-1070-E. In Good

Poor[X] Good[] Excellent[]

Solid Shape. Some rust on Handle that may
cause stains. Recommend Replacement
because of rust

Needs Repairs,
Improvements, or Replacement [X]



Ladder(s)/#:

Poor[] Good[] Excellent[]

Needs Repairs,
Improvements, or Replacement []

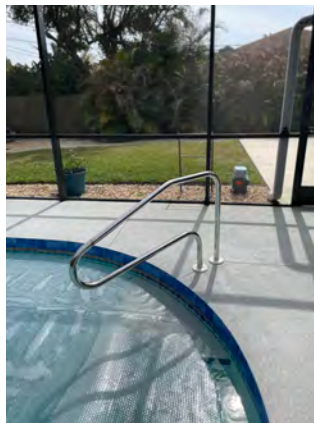
Ladders should be mounted securely, with tightly mounted rails and bonded for safety reasons.

Handrail(s)/

Poor[] Good[X] Excellent[]

#:Good. Will come clean with a little polish.

Needs Repairs,
Improvements, or Replacement []



Handrails should be mounted securely and bonded for safety reasons.

Anchor(s):

Poor[] Good[] Excellent[X]

Secure

Needs Repairs,
Improvements, or Replacement []

Inlets/Returns/Jets/Fittings:

Poor [] Good [X] Excellent []

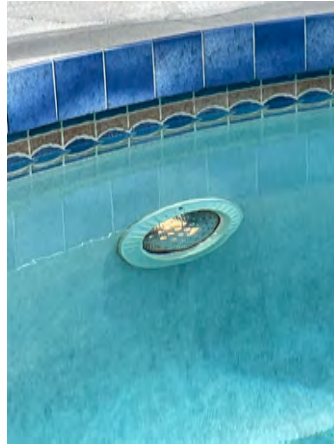
Some Tinted Grayish and yellow

Needs Repairs,
Improvements, or Replacement []

Lights/GFCI: Light in Good working order. Switch located on Patio. Standard Hayward White Light. Transformer on outside of Cage. Ground Wire bonded with secure connection

Poor[] Good[] Excellent[X]

Needs Repairs, Improvements, or Replacement []



Ground fault protection is needed for pool lights to fall into safety guidelines. The GFI is recommended to be tested every six (6) months. At the time of inspection, access to the light switch to properly test the pool light is needed. If you are interested in having your light fixture removed and inspected for moisture and corrosion, please let us know. This would require an additional fee but can be arranged.

Water Slide:N/A

Poor[] Good[] Excellent[]

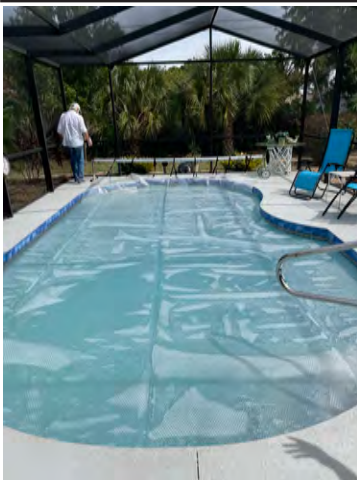
Needs Repairs, Improvements, or Replacement []

Slides are inherently dangerous and directly responsible for serious injuries every year, therefore they must be used responsibly.

Cover(s)/Solar Blanket(s): N/A

Poor[] Good[] Excellent[X]

Needs Repairs, Improvements, or Replacement []



To maintain temperatures in pools, it is crucial to use a Solar Blanket or Cover to avoid heat loss and evaporation. Your pool can lose up to 14* overnight and a blanket helps to keep the heat in.

Fencing/Gates/Child Safety/Barriers & Alarms. N/A

Poor[] Good[] Excellent[]

Needs Repairs, Improvements, or Replacement []

The pedestrian gate on the fence is required to be self-closing, self-latching, only open outwards; so that a child cannot simply push them open if they should happen to be unlatched, with not creating more than a 4" opening from any structure or 2" from the ground and be at least 48" high. (Most communities accept this as their own standards that we observe and comment upon). Often the fence is not something the home inspector would observe since it is not a requirement of the home. On the other hand, I walk the entire perimeter of the fence and observe it because it is important to have and maintain a proper fence around a swimming pool to prevent drownings.

*Fencing Gates, by law should open outwardly and be difficult for a child to open.

*Observed Safety of overall pool

*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. A floating or submerged Pool Alarm can be utilized in the pool while it is unattended.

*Even though at the time the pool was installed, anti-vortex main drains were not required. We always recommend VBA Compliant Anti-Vortex Main Drain Covers to be installed if they are not already, to prevent entrapment and drownings.

Motor/Pump HP Model #/Basket/O-Rings:

Poor[] Good[] Excellent[X]

Hayward 1.85hp Hayward TriStar900. O-Ring in good shape.

Needs Repairs, Improvements, or Replacement []

Bond Wire on Motor/Pump Securely fastened



Additional Pumps HP Model #/Basket/O-

Poor[] Good[] Excellent[]

Needs Repairs, Improvements, or Replacement []

Blower/Air Bubbler:

Poor[] Good[] Excellent[]

Needs Repairs, Improvements, or Replacement []

Filter Model #/Sqft/ Condition of Element/Housing/O-Rings:

Poor[X] Good[] Excellent[]

Hayward C-1200 Cartridge due to be Replaced. Center Rod is Rusty. Lid O-Ring Slightly Stretched. Recommend Replacement. The handle Knob is chipped. Normal wear and Tear.

Needs Repairs, Improvements, or Replacement []

Recommend Lid Rebuild Kit.



Heater/Heat Pump:
Hayward Heat Pro.
Temperature of pool
77° Good working
order

Poor[] Good[] Excellent[X]

Needs Repair []



Most pool owners who have heaters/heat pumps agree that it is a vital factor in extending their pool use. Heaters/Heat Pumps can prolong your swimming opportunities for more hours in the day and more months of the year, even year-round in some areas of the country. Look at a few facts first. Pool water of 78°F to 86° is what most people prefer for swimming. The sun alone can help water achieve that temperature, but unless you live in a very warm climate; your pool will never exceed the average air temperature. Therefore, the assistance of a Heater/Heat Pump might be needed to keep water constantly between 78° & 86° in most climate zones. Your heating options are gas, oil, electric and solar (see below). Certain sources are more effective and less costly in certain areas of the country. Check with your pool professional for the most efficient energy source in your area. Size is another consideration. Don't select a smaller Heater/Heat Pump on the initial cost alone. A larger Heater/Heat Pump may actually be more economical because a smaller Heater/Heat Pump will have to work longer and harder to heat the same size pool. Pool Heaters and Heat Pumps should be tested regularly as part of routine maintenance, while kept clean with scheduled seasonally maintenance. The inspection will note if heater/heat pump is running, but will not heat pool/spa to maximum temperature. Roof water drainage must be diverted away from the heaters/heat pumps installed under overhangs with the use of gutters.

Solar System: Solar Blanket & Reel in good shape.

Poor[] Good[] Excellent[X]

Needs Repairs, Improvements, or Replacement []

Automation/Control Panel

Poor[] Good[] Excellent[X]

Intermatic Timer. Schedule Controlled by Hayward VSP Pump

Needs Repairs, Improvements, or Replacement []



Electric Panel:
Located in the
Garage

Poor[] Good[] Excellent[X]

Needs Repairs,
Improvements, or Replacement []



Piping/Unions: 2
inch

N/A [] Poor[] Good [] Excellent [X]

2 inch [X] 1.5 Inch [] Needs Repairs,
Improvements, or Replacement []

* It is recommended that PVC should be plumbed in cleanly with deliberate straight runs for maximum flow.

Valves/Check Valves/Butterfly/Diverter/
Two (2) Diverter Valves.

N/A [] Poor[] Good [] Excellent [X]

Needs Repairs,
Improvements, or Replacement []

- 1) Controls Skimmer & Main Drain
- 2) Heater Bi-Pass



Gauges/

Sensors: 18psi at full prime high speed. At low speed 8psi.

Poor[] Good[X] Excellent[]

Needs Repairs, Improvements, or Replacement []

Tablet Chlorinator Model #: N/A

Poor[] Good[] Excellent[]

Needs Repairs, Improvements, or Replacement []

Sanitizer type: Salt. Hayward

AquaRite. Tested 3200ppm.

No error lights. Salt Cell clean

no Calcium or Corrosion.

Opens Easy. No Leaks #:

Poor[] Good[] Excellent[X]

Needs Repairs, Improvements, or Replacement []



Salt pools utilize a form of a generation system, which produces chlorine. A chlorine generator makes chlorine gas from ordinary salt (sodium chloride). The salt mixes with water to make a brine solution. An electric current is then passed through the brine solution within a cell to make chlorine. This is the basic process from which all chlorine is made in the world. A saltwater pool is a sodium hypochlorite pool rather than a calcium hypochlorite pool. The difference is that you make the chlorine yourself. Technically, a saltwater chlorinator works by using electrolysis to release chlorine gas from the salt in your pool. Two (2) to five (5) hundred pounds of salt is added to the pool water to achieve a saturation of approximately 3200 parts per million. The saltwater is then passed through a chlorinator cell that is electronically charged and this process releases chlorine gas from the salt. The chlorine gas then combines with the pool water to create liquid sodium hypochlorite. Factory recommends opening, inspecting and cleaning the cell component of the salt system at least every three (3) months to remove calcium deposits. Scale Inhibitors/Metal Sequesters can extend the life of the salt cell and dramatically improve and ease the maintenance of the salt system/cell.

**Automatic Cleaning Equipment/AutoVac/
Floor System/Pop Ups:**

Poor[] Good[] Excellent[]

Needs Repairs, Improvements, or Replacement []

Timer Model #/Running Hours:

Poor[] Good[] Excellent[X]

Intermatic Timer. Schedule Controlled by Hayward VSP Pump

Needs Repairs, Improvements, or Replacement []



Switches/Remote(s):Poor[] Good[] Excellent[]Only Switch is for Light
on LanaiNeeds Repairs,
Improvements, or Replacement []

Electrical standards governing pools and spas vary and have changed significantly through time. Regardless, because of the dangers inherent in the proximity of water to electricity, we recommend that all metal equipment in the vicinity of the pool or spa, including fences and post straps, be bonded and that pool and spa lights should not be used unless they are confirmed to have ground fault protection.

Water Chemistry: Chlorine - 7ppm, pH - 7.6ppm, Salt-3200ppm, Poor[] Good[X] Excellent[]**Hot Tub - Chlorine .5 ppm, pH 7.8ppm, Alk - 99ppm**Needs Repairs,
Improvements, or Replacement []

Once you have tested your water, charts included in the testing kit will indicate your water's pH balance. The ideal pH level for the pool water is between 7.4 ppm and 7.6 ppm. Above 7.8 ppm, the water is more Alkaline (base) and under certain conditions can form deposits in the piping and on the pool surfaces. Below 7.4 ppm, 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 ppm and 7.6 ppm) helps chemicals do a proper disinfecting job, keeps scale from forming on the pool and support equipment and inhibit any corrosion.

* Most local pool supply stores offer free water quality analysis and recommendations on how to treat your water. The downside to this option is that the counter person does not have eyes on the pool; so, hiring a proactive preventative weekly pool service is highly recommended. Please feel free to ask about ongoing maintenance provided by Ultramaire Pools.

Remember you treat for proper pH balance and alkalinity as well as chlorine levels and calcium.

History of Any LeaksPoor[] Good[] Excellent[X]**No Noticeable leaks with a Dye Test**Needs Repairs,
Improvements, or Replacement []

Pools and spas may leak. This may become apparent from secondary evidence during our inspection, but the owner or the occupant of the property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geophone test of specific areas would confirm it, and any such specialized test is beyond the scope of today's pool inspection. Therefore, you should ask the sellers to guarantee that the pool and/or spa does not leak, request to review the water bills for a twelve (12) month period, or obtain comprehensive insurance to cover such an eventuality.

**Auto Fill/Auto Leveler/Fill Hose & Spigot:Spigot/Fill
Hose on Left Side of House in Good working order**

Poor[] Good[] Excellent[X]

Needs Repairs,
Improvements, or Replacement []

Dogs:N/A

N/A [X] Nice [] Mean []

Maintenance: You can do most of the necessary water maintenance on your own pool or hire a pool proactive pool service for routine maintenance. For best results for continued care, choose the trusted team at Ultramarine. Ongoing Pool Service includes the following:

- Respecting your time and privacy. Arriving on your specified day. Each Background Checked Technician is State Certified (Only about 20% of other pool technicians in the field have the same certification), Tested, & Trained - These extra steps, just allow us to keep the same face at your property. We arrive in a lettered truck and are uniformed.
- Vacuuming Every time - To prevent unnecessary wear on your equipment, we use a portable vacuum, which extends the life of your overall equipment and filter. It catches anything from fine dust, sand, sticks, leaves and debris, which could damage your pump and overall equipment.
- Brushing the walls and the bottom
- Skimming the surface
- Soaping the tile
- Polishing Handrails
- Emptying Skimmer/Pump Baskets
- Inspecting Equipment/Chlorine Sprayer for the Coping & Equipment Pad for any mold
- Lubricating O-Rings
- Cleaning Filter at least once a month, often times more throughout the year, such as pollen season.
- Testing, Balancing, & Documenting Chemical Results
- If we don't see you, We leave you a note with a wait time.

Filters:

Factory recommends filters cartridges to be changed at least once a year. We prefer to change them once a year as they are made of paper and to stay within these recommendations. We have our seasons of leaves falling, rainy season, bug season, peak summer season, heater season and pollen season, which can all take a toll on the filters and shorten the expected lifespan. If you would like to be placed on an Automatic Annual Filter Replacement Schedule, Please let us know.

Repairs:

Please note: Our Lead Repair Technician has been working in the pool industry since 1979; that's over 41 years experience!

He oversees every repair, remodel and renovation.
We can handle all your pool service or pool repair needs.

There are NO CONTRACTS. We want you to stay with us not because your are bound to a contract, but instead that you are pleased with the service.

Additional Notes: / Additional Equipment:

Additional Notes/Suggested Repairs & Estimates:

1) Re-Grout: Replace One (1) Tile. Would need to see if there are any spares. \$300.00 (Estimated)

2) Two (2) Main Drain Covers
Are stained. Also factory recommends replacing every five (5) years. Not sure when they were replaced last.
Cost: \$360.00

3) Skimmer Handle Rusty
Could stain surface.
Cost: \$21.40

4) Filter Housing: Signs of Fiberglass wear. Decent Wear for it's age. Over ten (10) years old, which is past life expectancy.
Recommending a c1200 Filter Housing Complete- \$1002.00

Total- \$1683.40

Inspector/Technician on site - Printed: _____

Signature: _____

Date: _____

Customer/Representative or Realtor Present during Pool Inspection:

Printed:

Signature: _____

Date: _____

Thank-you for your business.

We really appreciate it!

*For Friendly Professional Pool Service, Repairs and Inspections that will
KNOCK YOUR FLOPS OFF, choose the trusted team at:*

Ultramarine Pools

(941)889.8658

service@ultramarinepools.com

www.ultramarinepools.com



This Concludes your Pool Inspection:

This is a report on the condition of a Swimming Pool/Spa as inspected by Ultramarine Pools, LLC. The scope of the inspection was limited to those aspects of the Swimming 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 Swimming Pool/Spa Equipment Components were disassembled for purposes of this inspection. This report is based upon the current condition of the swimming pool and does not reflect future conditions that may yet arise. All the findings in this report are time sensitive and expire in 30 days.

Ultramarine Pools, LLC makes no representation as to existing conditions of the Swimming 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 Swimming Pool/Spa is not operational. Ultramarine Pools LLC makes NO WARRANTIES, expressed or implied, relating to the present condition of the Swimming Pool/Spa and/or Equipment nor suitability for continued service. Any party relying in this report understands that the liability of Ultramarine Pools, LLC, 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 SHALL BE PROVIDED.

The inspector does not make any determinations of compliance or noncompliance with Residential Swimming Pool/Spa Standard Code for the County in which the Swimming Pool/Spa is located, or with local building codes or ordinances, except as specifically noted. The issuance of this report does not imply that the Swimming Pool/Spa is in Compliance with such Standards, Codes, or Ordinances.

I HAVE READ AND AGREE TO THE TERMS SPECIFIED ABOVE:

Print: _____

Signature: _____

Date: _____



*Friendly Professional Pool Service that will
KNOCK YOUR FLOPS OFF!*



License Number: CPC1459427