

Pool / Spa Inspection Report

May 30, 2026



888 Bluewater Bend V3 QA 20260530-010442-252, Austin, TX 78704



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Table of Contents

Purpose, Scope, and Limitations of Inspection	3
Executive Summary	4
Report Sections	7
1. Pool / Spa Structure	7
2. Deck and Access	8
3. Water Flow and Circulation	9
4. Drains, Covers, and Returns	10
5. Water Quality and Appearance	11
6. Pump, Filtration, and Plumbing	12
7. Heater and Heating Equipment	14
8. Electrical, Lighting, and Bonding	15
9. Safety Barriers and Devices	16
10. Spa Systems and Limitations	17

Purpose, Scope, and Limitations of Inspection

Purpose and Scope

This report was prepared for the named client and reflects the inspector observations of visible, readily accessible, and safely observable conditions at the property on the date and time of inspection only. The inspection was limited, visual, and non-invasive. It was not technically exhaustive and did not include destructive testing, engineering analysis, dismantling, excavation, moving personal property, opening finished surfaces, or inspecting concealed, inaccessible, unsafe, shut down, buried, or excluded systems and components.

Limitations

This report is not a warranty, guarantee, insurance policy, code-compliance inspection, permit review, appraisal, engineering report, environmental assessment, design consultation, repair specification, cost estimate, or representation that the property is safe, insurable, marketable, habitable, or suitable for any particular use. Conditions can change after the inspection, and concealed or latent defects may exist.

Client Responsibilities

The summary is not the entire report. The client must read the complete report, including all sections, photos, limitations, exclusions, comments, recommendations, and attachments. Any recommended further evaluation, correction, repair, replacement, monitoring, or specialist review should be performed by qualified, licensed, and insured professionals before any applicable inspection, objection, option, contingency, insurance, or due diligence deadline expires.

Photos and Annotations

Photographs, diagrams, arrows, circles, captions, and other visual annotations are provided as examples or supporting documentation of selected observations. They are not intended to show every defect, every instance of a defect, every inspected area, or every condition discussed in the report. The absence of a photograph does not mean an item was not inspected or that no concern exists.

Pool / Spa Addendum

Pool / Spa Addendum

This Pool / Spa Inspection Report is limited to visible and readily accessible pool and spa components and normal operating controls observed at the time of inspection. It does not determine code compliance, child safety compliance, leak-free condition, water chemistry, bacteriological quality, hydraulic design, equipment sizing, structural engineering, underground plumbing condition, or future performance.

Executive Summary

33

TOTAL ITEMS INSPECTED

8

REPAIRS NEEDED

PROPERTY DETAILS

INSPECTION DATE

May 30, 2026

INSPECTION TIME

10:30 AM

WEATHER CONDITIONS

Clear and sunny

APPROX. OUTDOOR TEMPERATURE

86 F

PEOPLE PRESENT

Client, buyer agent, and inspector

ESTIMATED YEAR BUILT

2002

TYPE OF STRUCTURE INSPECTED

Single-family home with in-ground pool and attached spa

This report documents a pool and spa inspection performed on May 30, 2026, at 888 Bluewater Bend V3 QA 20260530-010442-252, Austin, TX 78704, for client Morgan Pool V3 QA 20260530-010442-252. The property features an in-ground pool with attached spa, estimated to have been constructed in 2002. Conditions at the time of inspection were clear and sunny.

The inspection identified several items requiring correction: hairline cracking and staining at the shallow-end step and waterline tile transition; a raised, cracked deck edge creating a trip hazard near the north coping; standing water and an unconfirmed deck separation at the west pool wall; cloudy water with visible algae at the spa spillway and shallow-end wall; an active drip at the pump union accompanied by louder-than-typical bearing noise; an unconfirmed check valve between the heater and filter, along with pool chemicals stored near the heater cabinet; a non-responsive spa light at the automation panel; and a west-side pool gate that did not consistently self-close and latch.

Valve access was limited by stored chemicals and tight equipment placement; stored personal items also restricted a portion of the equipment pad inspection. These limitations are noted where applicable.

All inspected items not listed above passed with no correction needed at the time of inspection. This report reflects visible and accessible conditions only on the date of inspection. A licensed pool professional should evaluate and address all items noted as correction needed prior to use or closing.

HOW TO READ THIS REPORT

The high-level summary is provided for convenience and is not the full inspection report. The client should read every section, including limitations, photos, item details, and recommendations. This report is based on inspector-recorded evidence and visible, accessible conditions at the time of inspection. Recommended evaluations or repairs should be reviewed by qualified professionals before important decision deadlines.

High-Level Summary

Immediate Repairs Needed

These findings should receive prompt attention due to safety or active-condition concerns.

Immediate: Deck Condition

Deck and Access - A raised, cracked deck edge near the north coping was observed, creating a trip hazard.

Have a qualified contractor grind, patch, or replace the raised cracked deck section to eliminate the trip hazard. This area should be addressed promptly given the safety risk to pool users.

Immediate: Heater Safety Installation

Heater and Heating Equipment - A check valve between the heater and filter could not be confirmed during the inspection, and pool chemicals were observed stored in close proximity to the heater cabinet.

Have a licensed pool equipment technician verify the presence and proper function of a check valve between the heater and filter. Relocate pool chemicals to a dedicated, separate storage area away from the heater to reduce fire and corrosion risk.

Immediate: Gate Self-Closing and Latching

Safety Barriers and Devices - The west-side pool gate did not consistently self-close and latch during the inspection.

Repair or replace the gate self-closing mechanism and latch hardware immediately. A pool gate that does not reliably self-close and latch poses a serious drowning risk, particularly where children are present. This item should be corrected before the pool is used.

Priority Repairs Needed

These findings should be evaluated or corrected by qualified professionals.

Priority: Pool Shell and Surface

Pool / Spa Structure - Hairline cracking and staining were observed at the shallow-end step and at the waterline tile transition.

Have a licensed pool surface or tile contractor evaluate the cracking and staining. Hairline cracks at step and tile transition areas can allow water infiltration and may worsen over time if left unaddressed.

Priority: Deck Separation

Deck and Access - Deck separation at the west pool wall was difficult to confirm, and standing water was observed near the shallow-end step, suggesting a potential drainage or separation concern.

Have a licensed pool or deck contractor inspect the west pool wall deck separation and standing water area to determine whether improper drainage or deck movement is occurring. Persistent standing water can accelerate deck and shell deterioration.

Priority: Water Clarity and Appearance

Water Quality and Appearance - Water was slightly cloudy with visible algae staining observed at the spa spillway and shallow-end wall, and a surface film was present.

Have a pool water care professional test and balance water chemistry, identify the source of the algae, and treat accordingly. Continued cloudy water and algae growth can indicate an imbalance in sanitizer levels or filtration performance.

Priority: Pump Operation

Pump, Filtration, and Plumbing - An active drip was observed at the pump union, and the pump produced louder-than-typical bearing noise during operation.

Have a licensed pool equipment technician inspect and repair the pump union leak and evaluate the pump motor bearings. An active water leak at a union can worsen and cause equipment damage; abnormal bearing noise may indicate the motor is approaching end of service life.

Priority: Lights and Controls

Electrical, Lighting, and Bonding - The spa light did not respond when activated at the automation panel during the inspection.

Have a licensed pool electrician or automation technician inspect and repair the spa light circuit. Non-functional underwater lighting should be evaluated to confirm the fixture, wiring, and control connection are intact and safe.

Report Sections

1. Pool / Spa Structure

P1

The pool is an in-ground type with an attached spa. Visible interior surfaces consist of a pebble finish and tile. The pool shell, water level, and coping-tile interface were inspected. The water level and coping-tile interface showed no correction needed. Hairline cracking and staining were observed at the shallow-end step and at the waterline tile transition.

SECTION DETAILS

Pool / Spa Type

In-ground pool, Attached spa

Interior Surface

Pebble finish, Tile

Visible Surface Condition

No notable visible defects

DETAILED INSPECTION ITEM BREAKDOWN

Pool/spa shell and visible surfaces

CORRECTION NEEDED

Status: inspected

Defects: Cracking observed; Staining observed

Notes: Hairline cracking and staining were observed at the shallow-end step and waterline tile transition.



Pool / Spa Structure 1.1a - Pool/spa shell and visible surfaces

Coping, waterline tile, and shell interface

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

Water level relative to shell and skimmers

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

2. Deck and Access

P2

The pool deck is constructed of concrete and stone, with drainage via deck drains sloped away from the pool. Access features include steps, a ladder, and a handrail. Coping, ladders, rails, steps, and the diving board were all inspected with no correction needed. A raised cracked deck edge was observed near the north coping, presenting a trip hazard. Separately, deck separation at the west pool wall could not be confirmed, and standing water was observed near the shallow-end step.

SECTION DETAILS

Deck Material

Concrete, Stone

Deck Drainage

Deck drains, Sloped away

Access Features

Steps, Ladder, Handrail

DETAILED INSPECTION ITEM BREAKDOWN

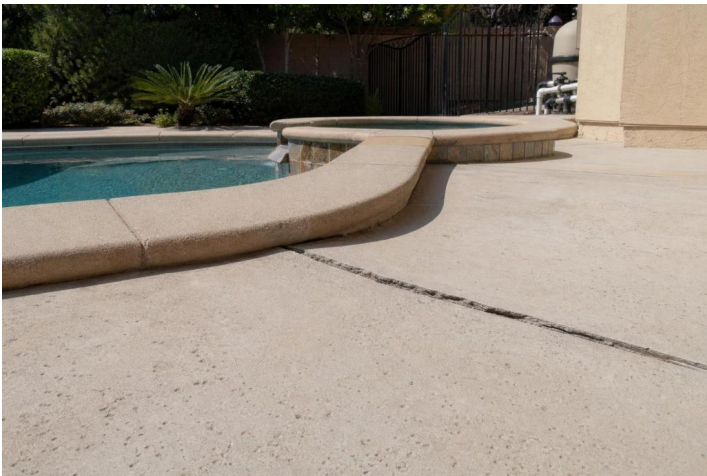
Decking and walking surface condition

CORRECTION NEEDED

Status: inspected

Defects: Trip hazard; Cracking

Notes: Raised cracked deck edge near the north coping created a trip hazard.



Deck and Access 2.1a - Decking and walking surface condition

Coping condition

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

Ladders, rails, steps, and access equipment

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

Diving board or slide visible condition

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

Deck separation and minimum safety standards

CORRECTION NEEDED

Status: inspected

Defects: Deck separation concern; Standing puddles

Notes: Deck separation at the west pool wall was difficult to confirm and standing water was observed near the shallow-end step.

3. Water Flow and Circulation

P3

The circulation system was operating at the time of inspection. Skimmer flow, return flow, and spa mode were all observed. Water flow and the strainer were inspected with no correction needed. Valve positions and labels could not be fully confirmed due to stored pool chemicals and tight equipment placement limiting access to valve handles and labels.

SECTION DETAILS

Operation Status

Operating at inspection

Flow Observed

Skimmer flow observed, Return flow observed, Spa mode observed

DETAILED INSPECTION ITEM BREAKDOWN

Basic water flow and circulation

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.



Water Flow and Circulation 3.1a - Basic water flow and circulation

Visible valve condition and position

NOT INSPECTED

Status: inaccessible

Access limitation: Stored pool chemicals and tight equipment placement limited access to the valve handles and labels.

Notes: Valve positions and labels could not be fully confirmed.

Skimmer and pump strainer debris observations

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

4. Drains, Covers, and Returns

P4

Main drain, skimmer, return inlets, and deck covers were visible from the deck. Drain covers, skimmer weirs and baskets, and return inlet fittings were all inspected with no correction needed at the time of inspection.

SECTION DETAILS

Drain Visibility

Visible from deck

Fittings Observed

Main drain, Skimmer, Return inlets, Deck covers

DETAILED INSPECTION ITEM BREAKDOWN

Drain covers and grates where visible

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

Skimmer weirs, baskets, and deck covers

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.



Drains, Covers, and Returns 4.2a - Skimmer weirs, baskets, and deck covers

Return inlets and visible fittings

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

5. Water Quality and Appearance

P5

Water temperature was recorded at 82°F at the shallow end. Water clarity appeared cloudy at the time of inspection, with a visible surface film and algae staining noted at the spa spillway and shallow-end wall. A spot-check chemistry test was recorded. Bacteriological analysis is not included in this inspection. Full water chemistry evaluation and treatment are outside the scope of a visual inspection.

SECTION DETAILS

Water Clarity

Cloudy

Water Appearance

Visible algae, Surface film

Water Temperature

Recorded in notes

Chemistry Testing Status

Spot-check recorded

Bacteriological Analysis Status

Not included

Water Temperature Value

82 F measured at shallow end.

DETAILED INSPECTION ITEM BREAKDOWN

Water clarity and visible appearance

CORRECTION NEEDED

Status: inspected

Defects: Cloudy water; Visible algae

Notes: Water was slightly cloudy with visible algae staining at the spa spillway and shallow-end wall.

Water testing / chemistry result status

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

Water temperature observation

NOT PRESENT

Status: not present

Notes: Optional component not present for this QA seed.

6. Pump, Filtration, and Plumbing

P6

The pump was installed approximately in 2020. The filtration system consists of a cartridge filter with a Pentair label visible. Plumbing is PVC. A hose bib is installed. Observed equipment includes the pump, filter, valves, chlorinator/sanitizer, and automation controls. The filter, equipment pad, and visible plumbing fittings were inspected with no correction needed. The pump was operational at inspection; however, a minor active drip was noted at the pump union, and bearing noise was louder than typical during operation.

SECTION DETAILS**Equipment Observed**

Pump, Filter, Valves, Chlorinator/sanitizer, Automation controls

Filter Type

Cartridge

Visible Pipe Type

PVC

Pump Age / Year

Installed approximately 2020

Hose Bib Status Near Pool

Installed

Filter Brand If Visible

Pentair label visible.

DETAILED INSPECTION ITEM BREAKDOWN**Pump operation and visible condition**

CORRECTION NEEDED

Status: inspected

Defects: Active leak; Excessive noise

Notes: Pump operated with a minor active drip at the union and louder-than-typical bearing noise.



Pump, Filtration, and Plumbing 6.1a - Pump operation and visible condition



Pump, Filtration, and Plumbing 6.1b - Pump operation and visible condition

Filter tank and filter components

Status: inspected

Notes: QA seed: inspected with no correction needed.

PASS



Pump, Filtration, and Plumbing 6.2a - Filter tank and filter components

Visible piping, fittings, labels, and supports

Status: inspected

Notes: QA seed: inspected with no correction needed.

PASS

Equipment pad and storage area

Status: inspected

Notes: QA seed: inspected with no correction needed.

PASS

7. Heater and Heating Equipment

P7

A gas heater manufactured in 2019 is installed, rated at 250,000 BTU per the visible label. A digital thermostat control is located at the equipment pad. The heater operated when tested. No solar heating equipment was observed. Heater controls and fuel supply, visible condition, and plumbing safety devices were inspected with no correction needed. A check valve between the heater and filter could not be confirmed, and pool chemicals were observed stored near the heater cabinet.

SECTION DETAILS

Heater Energy Source Gas	Heater Operation Operated when tested
Heater Age / Year Manufactured in 2019	Solar Heating Not observed
Heater BTU / Efficiency If Labeled 250,000 BTU label visible.	Heater Thermostat / Control Location Digital control at equipment pad.
Solar Heating Type Not present.	

DETAILED INSPECTION ITEM BREAKDOWN

Heater visible condition and installation Status: inspected Notes: QA seed: inspected with no correction needed.	PASS
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Heater and Heating Equipment 7.1a - Heater visible condition and installation

<p>Heater controls, thermostat, and fuel shutoff observations</p> <p>Status: inspected Notes: QA seed: inspected with no correction needed.</p>	<p>PASS</p>
<p>Heater plumbing and visible safety devices</p> <p>Status: inspected Notes: QA seed: inspected with no correction needed.</p>	<p>PASS</p>
<p>Solar heating system where present</p> <p>Status: not present Notes: No solar heating equipment was observed.</p>	<p>NOT PRESENT</p>
<p>Heater safety devices, valves, bonding, storage, and clearances</p> <p>Status: inspected Defects: Check valve not observed; Chemical storage concern Notes: A check valve could not be confirmed between the heater and filter, and pool chemicals were stored near the heater cabinet.</p>	<p>CORRECTION NEEDED</p>

8. Electrical, Lighting, and Bonding

P8

GFCI protection was observed. Controls include an automation panel, switches, and a nearby breaker panel. Four low-voltage deck lights and two underwater lights (pool and spa) were observed. Visible bonding, overhead wiring, GFCI, and visible electrical equipment were all inspected with no correction needed. The spa light did not respond at the automation panel during the inspection.

SECTION DETAILS

<p>Controls Observed Automation panel, Switches, Breaker panel nearby</p>	<p>Pool / Spa Lighting Pool light, Spa light</p>
<p>GFCI Observation GFCI observed</p>	<p>Deck Light Details Four low-voltage deck lights observed; wattage not visible.</p>
<p>Underwater Light Count Two underwater lights observed.</p>	

DETAILED INSPECTION ITEM BREAKDOWN

<p>Visible electrical equipment</p> <p>Status: inspected Notes: QA seed: inspected with no correction needed.</p>	<p>PASS</p>
<p>Visible bonding conductors</p> <p>Status: inspected Notes: QA seed: inspected with no correction needed.</p>	<p>PASS</p>

Lights and controls observed

CORRECTION NEEDED

Status: inspected

Defects: Light did not operate; Control did not operate

Notes: Spa light did not respond at the automation panel during the check.



Electrical, Lighting, and Bonding 8.3a - Lights and controls observed

Overhead wiring and GFCI observations

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

9. Safety Barriers and Devices

P9

Safety barriers observed include a perimeter fence, gate, and door alarm. A pool cover was not installed at the time of inspection. Alarms and covers, deck and site safety, and barrier condition were all inspected with no correction needed. The west-side pool gate did not consistently self-close and latch during the inspection.

SECTION DETAILS

Barriers Observed

Fence, Gate, Door alarm

Gate Operation

Did not self-close/latch

Cover Status

Cover not installed

DETAILED INSPECTION ITEM BREAKDOWN

Barrier condition

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

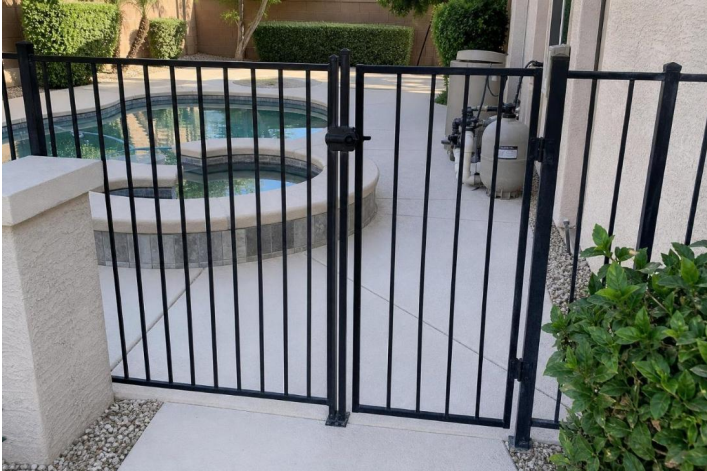
Gate self-closing/latching

CORRECTION NEEDED

Status: inspected

Defects: Gate did not self-close; Gate did not latch

Notes: West side pool gate did not consistently self-close and latch.



Safety Barriers and Devices 9.2a - Gate self-closing/latching

Safety Barriers and Devices 9.2b - Gate self-closing/latching

Alarms, covers, and safety devices

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

Site safety observations near pool/spa

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

10. Spa Systems and Limitations

P10

An attached spa is present and was operational when tested. Spa safety controls and visible condition and operation were inspected with no correction needed. Access behind the spa equipment pad was limited by stored personal items, which restricted a portion of the equipment inspection. Observations in this section reflect only accessible and visible conditions at the time of inspection.

SECTION DETAILS

Spa Present

Spa present

Spa Operation

Operational when tested

Limitations Observed

Equipment inaccessible, Personal items/storage

DETAILED INSPECTION ITEM BREAKDOWN

Spa visible condition and operation

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.



Spa Systems and Limitations 10.1a - Spa visible condition and operation

Spa timer and emergency shut-off observations

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

Inspection limitations and exclusions

NOT INSPECTED

Status: inaccessible

Access limitation: Stored personal items limited access behind the spa equipment pad.

Notes: Stored items limited portions of the equipment inspection.