



POOL INSPECTION REPORT

123 Sample Street

Anytown, NC

INSPECTION DATE 9/11/2026 **START TIME** 09:00:00 AM **REPORT ID** 123 Sample Street (Pool)

INSPECTED BY

Jody Carroll
NC #3458 - SC #48897
Mobile - 704- 975-7521
Office - 704-542-6575
jody@hicarolina.com
info@hicarolina.com



Home Inspection Carolina

PREPARED FOR
Sample Client

INSPECTION DATE
9/11/2026

ADDRESS
123 Sample
Street

CITY / STATE / ZIP
Anytown, NC

Stress Free with HIC

www.homeinspectioncarolina.com

POOL INSPECTION REPORT

Pool & Spa Inspection Report

Including: Limitations, Recommendations, and Additional Photos

THIS REPORT IS INTENDED TO BE VIEWED IN COLOR

INSPECTION ADDRESS

123 Sample Street
Anytown NC

CLIENT

Sample Client

REPORT ID

123 Sample Street (Pool)



INSPECTOR

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NC #3458 - SC #48897
Mobile - 704- 975-7521
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INSPECTION DATE

9/11/2026

START TIME

09:00:00 AM

People present at the time of inspection:

Buyers Agent, Home Owner(s),
Contractor(s)

Outside Temperature (F):

80-90 Degrees, 90-100 Degrees

Payment Type:

Credit Card Online

GENERAL INFORMATION

This is a visual inspection only and the report is intended only as a **general guide** to help the client make their own evaluation of the overall condition of the pool, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase.

THIS REPORT WAS INTENDED TO BE VIEWED IN COLOR.

IMPORTANT - Due to (but not limited to) the findings within the report, a qualified licensed contractor that specializes in pools should be consulted to further evaluate any and all findings to determine the full extent of any damage(s) and/or to determine if additional repairs are required or deemed necessary, as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. Further evaluation is recommended before the close of escrow on the home, due diligence, and/or contingency period, or whichever comes first, to completely understand the extent of the damage(s) and/or the full extent of the repairs that are needed, required, or deemed necessary by the qualified licensed contractor.

Pool Inspection Information

Please read this section in its entirety before reviewing your results

IMPORTANT

This is a visual inspection only. This report is intended solely as a general guide to assist the client in making their own evaluation of the observable condition of the pool and its components at the time of inspection. It is not intended to reflect the value of the premises, guarantee the absence of defects, or make any representation as to the advisability of purchase. Hidden, concealed, inaccessible, or submerged components were not inspected and are not represented in this report.

Based on the findings within this report, a qualified licensed contractor specializing in pool repair and maintenance should be consulted to further evaluate all findings, determine the full extent of any damage, and establish whether repairs are required or deemed necessary. There may be additional defects that were concealed or not visible at the time of inspection. Home Inspection Carolina makes no representations and assumes no liability regarding the nature, extent, or cost of any repairs that may be necessary. Further evaluation is strongly recommended prior to the close of escrow, within the due diligence period, or before the contingency period expires – whichever occurs first.

Scope of Work

At your request, a pool and spa inspection was performed at the above-referenced property on 9/11/2026. The inspection consisted of a visual assessment of the accessible and observable components of the pool, spa, and associated equipment. The following seven areas were included in the scope of this inspection:

- 1

Pool Visual Findings
- 2

Heater Visual Findings
- 3

Pump Visual Findings
- 4

Filter / Plumbing Visual Findings
- 5

Fencing Visual Findings
- 6

Electrical / Timer
- 7

Decking

Each area was evaluated by visual observation only. Components that were submerged, buried, enclosed, or otherwise inaccessible at the time of inspection were not evaluated. Water quality testing, chemical analysis, leak testing, and pressure testing are not included in this inspection and are beyond its scope.

Definitions

Pool Inspection	A limited visual inspection of the accessible and observable components of a pool, spa, and associated equipment. The inspection does not include water quality testing, chemical analysis, pressure testing, or evaluation of submerged or buried components.
Bonding	An electrical safety measure required on pools that connects all metallic components to equalize electrical potential and reduce the risk of electric shock. Pool bonding is not tested or verified during a visual inspection and requires evaluation by a licensed electrician.

Anti-Entrapment	Drain covers and safety devices required by the Virginia Graeme Baker Pool and Spa Safety Act to prevent suction entrapment. The presence, condition, and compliance of drain covers are evaluated visually as part of this inspection where accessible.
GFCI Protection	Ground fault circuit interrupter protection is required on electrical receptacles and equipment near a pool or spa. GFCI devices are tested for basic function during this inspection. A licensed electrician should evaluate the full electrical system serving the pool.
Conductive Conditions	Conditions observed at the time of inspection that may contribute to deterioration, safety hazards, or equipment failure, including standing water, cracked decking, inadequate drainage, corrosion, or vegetation in contact with pool equipment or fencing.

This report reflects the visual conditions of the pool, spa, and associated components at the time of inspection only. Components that were submerged, buried, enclosed, or otherwise inaccessible were not evaluated and are not represented in this report. The inspector is not a licensed pool contractor and no engineering determination, structural certification, or water quality assessment is provided. Determining the heat resistance rating of pool equipment, the integrity of underground plumbing, or the chemical balance of pool water is beyond the scope of this inspection. Home Inspection Carolina makes no representations and assumes no liability for conditions that were not visible, accessible, or within the stated scope of this inspection.

If defects are identified in this report, a qualified licensed pool contractor should be consulted to evaluate the findings, determine the full extent of any damage, and provide a repair or replacement recommendation prior to the close of escrow. For questions about this report or to schedule additional services, contact our office at **704-542-6575** or info@hicarolina.com.

POOL VISUAL FINDINGS

1.0 Pool Visual Conditions

CORRECTION, REPAIR, AND/OR REPLACE IS NEEDED.



(1) **Weir door is missing from the skimmer basket** and no skimming action is taking place because there is no surface tension being created. Consult with a qualified licensed contractor to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation.



(2) **The pool pump motor was operating at an elevated temperature of approximately 211°F when measured at the motor housing.** This may indicate overheating and could contribute to premature motor failure. Consult with a qualified licensed contractor to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation.



(3) **The pressure gauge on the sand filter was inoperable at the time of inspection.** An operational gauge is necessary to monitor filter pressure and help determine when filter cleaning/backwashing or other maintenance may be needed. Replacement is needed. Consult with a qualified licensed contractor to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation.



(4) **Cracks were noted in the concrete pool decking** that need to be properly sealed to prevent water penetration and further cracking. Consult with a qualified licensed contractor to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation.

Thank You for Choosing HIC

We appreciate your trust in Home Inspection Carolina to perform your pool and spa inspection. A thorough understanding of a pool's condition is an important part of protecting your investment, and we are committed to giving you a clear and accurate picture of what was observed.

If defects were identified, we recommend contacting a qualified licensed pool contractor for further evaluation and a repair estimate prior to closing. Pool repairs can vary significantly in cost depending on the component involved, and understanding the full scope of any issues before closing is essential.

If you have any questions about your report or need help understanding the findings, our team is here to help. Reach us at [704-542-6575](tel:704-542-6575) or info@hicarolina.com.

It was our pleasure serving you.

Sincerely,



Jody Carroll
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info@hicarolina.com



✓ Results at a glance

4

✓ ITEMS INSPECTED

Total number in report.

4

📋 SUMMARY COMMENTS

Total number in report.

11

📷 PHOTOS

Total number in report.

🏠 1. Pool Visual Findings

☰ Description

POOL INFORMATION

This inspection is limited to areas which are above ground only. This inspection does not include areas underground such as; leaks in supply lines, buried piping and fittings, cracks in the pool surface. The only way to fully determine if there is a crack in the pool surface and/or supply lines is by persistent observation and continuous loss of water from the pool over an extended period of time. Clients are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment.

Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection, Testing of back flush mechanisms is beyond the scope of this inspection. Pilot lights on LP gas pool heaters are not lit during the inspection. For additional information regarding what we inspect or what we cannot view or inspect, please review your Signed Contract. If you have any additional questions please feel free to contact us at 704-542-6575 or email us at customersupport@hicarolina.com or contact your inspector directly.

✂ Types & Descriptions: Pool Visual Findings

Pool Surface Type:

Vinyl

Pump and Motor:

Century brand pump

1.25 HP motor

Filter Type:

Sand

Chlorinator Type:

Chlorine/Bromine Feeder

Heater Type:

No heating system is provided.

Pool Decking:

Concrete

Pool/Hot Tub Combo Type:

Not Applicable/None Installed.

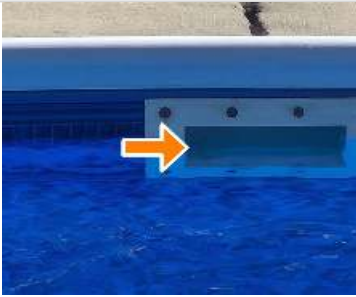
👁 Items: Pool Visual Findings

1.0 Pool Visual Conditions

☐ Correction, repair, and/or replace is needed.



(1) **Weir door is missing from the skimmer basket** and no skimming action is taking place because there is no surface tension being created. Consult with a qualified licensed contractor to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation.



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1.1 Information



