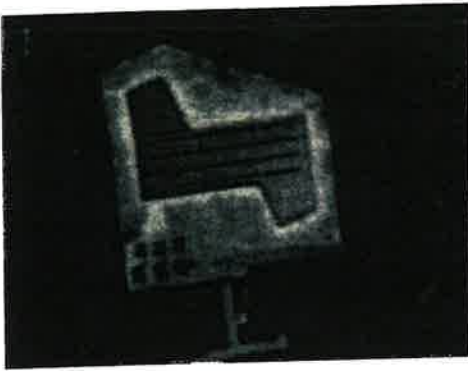




Pool Inspection Report

Foxfire Village Pool
14 Foxfire Blvd.
Foxfire, NC 27281



1. SCOPE AND PURPOSE OF INSPECTION:

The purpose of the inspection is to observe the general condition of the pool interior finishes, pool deck, and equipment; properly identify and disclose any major defects, deficiencies, and hazards which are readily visible and accessible at the time of the inspection. Any tools utilized by the inspector are used at the discretion of the inspector. The minor and cosmetic defects listed in the report do not represent a comprehensive list. Representative samples of components such as, but not limited to, pumps, filters, heaters, pool finishes, decks and fencing shall be observed. Defects found and reported in sampled components are not to be considered a comprehensive list of all defects that may exist in those components. Conclusions and recommendations in this report are based on the items readily available and viewed at the time of the inspection.

This pool inspection is, and can only be, a "snapshot view" of the condition of the readily visible parts of the property at the time of the inspection and how well components functioned during this inspection. This inspection is not a technically exhaustive inspection of the structure, systems, or components and may not reveal all deficiencies. There was no testing of any systems such as plumbing, mechanical systems and structural systems. There are no guarantees expressed or implied as to the condition and soundness of any pool item or related system. A more exhaustive inspection is available for an additional fee.

Whether descriptive remedies for any noted defects are included in the report or not, you are advised to seek estimates of repair. The client is advised to have any professional making repairs to do further evaluation to discover and repair any defects that might not be identified by the visual inspection conducted by the inspector. The purpose of recommending additional evaluation is to have a professional go further in dismantling or examining a component than what is performed in a pool inspection and make recommendations or repairs.

A swimming pool inspection helps to reduce some of the risk involved in purchasing, operating, or maintaining the property, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. Some components and systems require more use and/or observation than possible during this inspection to reveal defects.

2. WHAT IS OUTSIDE THE SCOPE OF THE INSPECTION:

1. Components, features, and underground items (plumbing, structural analysis) that cannot be seen.
2. Blemishes, discolorations, minor damage, etc.
3. Areas and components that have blocked or restricted access that cannot be observed or accessed without risk of damage to components as determined by the inspector.
4. Components seasonally turned off that cannot be operated have limited inspections. Inspection does not include any destructive testing or dismantling.

Inspector does not move furniture, stored items, or clean the pool area. This inspection does not constitute a warranty or guarantee. The items above are not all inclusive.

Appears Serviceable means that the item or component appears capable of being safely used and does not appear to have problems that will lead to failure in the near future. Some components may show normal 'wear and tear' and have cosmetic defects or other minor deficiencies that do not materially impact the performance of that item.

- **Green highlighting** is for clarity, emphasis, or acknowledgement. Green does not indicate a defect or problem.
- **Yellow highlighting** designates a defect or condition that, in the inspector's opinion, should be repaired, replaced, or evaluated by an appropriate expert for remedial action. Sometimes, a highlighted component with a defect is performing its intended function.
- **Red highlighting** designates a defect or condition that, in the inspector's opinion, is significant and/or a safety concern. Action is strongly recommended. Significant expense may be required to remedy.
- "N/W" means that the item was not working properly or as expected.

If you are unsure about any comments, highlights, or checked boxes; call, text, or email the inspector for clarification. Where repair is not recommended or described for an identified defect, client should consult appropriate experts to decide whether repair or replacement is appropriate.

Site Conditions

Pool was inspected on July 23, 2024
Client or representative was not present for entire inspection
Weather was clear
Pool was partially empty and no pool equipment was operating.

Observations

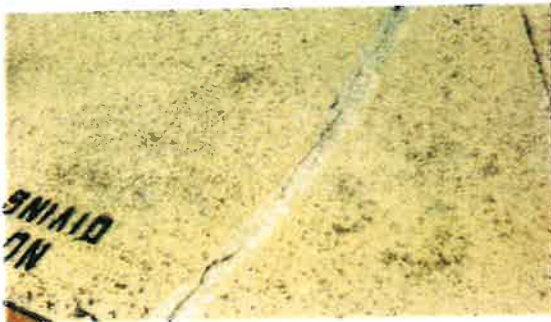
This summary lists important deficiencies that may include significant safety concerns and/or expensive repair/replacement, in the judgment of the inspector. These items should have additional evaluation and/or remedial action by appropriate experts. This summary may reference items listed in 15A NCAC 18A .2500 (pool rules for public pools). Individual counties may have varying rules and regulations.

- Pool Tile
- Pool Finish
- Pool Deck
- Pool Filtration Equipment

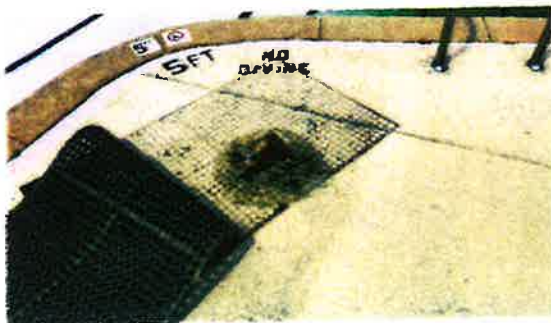


General Observations/Commentary

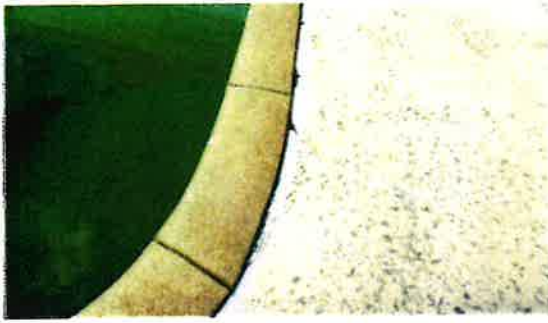
1. Pool Deck and Coping



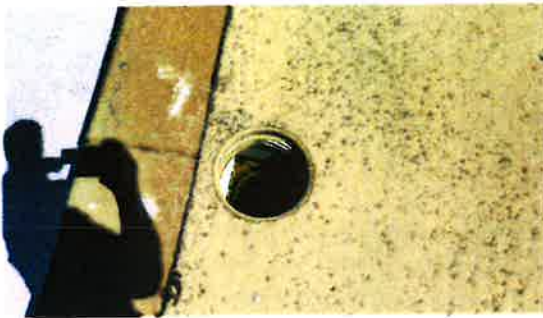
The pool deck showed numerous areas where the deck topping was worn and the underlying concrete deck was visible. Although the majority appears serviceable at this time, there are cosmetic concerns and some cracks and offsets should be addressed. Cracks left unrepaired can contribute to further deck issues down the road.



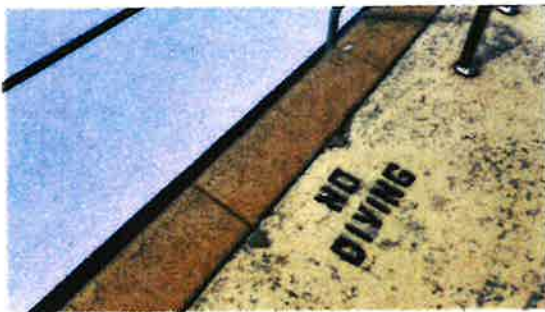
Area where a lifeguard chair was removed is in need of repair. This area would not meet current code requirements and should be corrected.



Several areas of the deck have settled and are not flush with the pool coping. The joint between the deck and pool coping shows cracking, spalling, and chipping. Appears serviceable but should be investigated and repaired if needed. ■



It appears that the original pool coping was removed at some point and replaced with a poured in place coping. The current coping and textured topping is in poor condition showing cracks, spalling concrete, and delaminated topping. There is no expansion joint between the deck and coping. ■

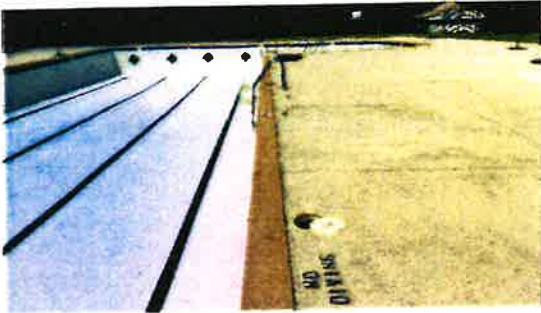


Chipping and cracking at deck to coping transitions should be repaired. ■



No Diving and depth markers are inconsistent, faded and not easily visible. Joint between deck and coping should be cleaned and caulked.

2. Pool Interior and Finish



The pool structure appears to be sound and there was no visible cracking or other indication of sub-surface shell/concrete issues.



The pool plaster appeared to be in condition expected given the age of the plaster. Staining, rough spots and minor areas of delamination were observed.



Waterline tile was sound, and no evidence of delamination were observed. The marker and racing lane tile in the pool all appeared to be in fair condition. Grout joints at marker and step tile were missing grout in many places.

3. Pool Filtration Equipment



The pool equipment room was not dry, a properly functioning floor drain system was not observed. The overall condition did not appear to meet the code requirements. The filter plumbing had been replaced at some point. The new plumbing is of insufficient sizing does not meet code. Appears serviceable but the concerns above should be addressed and corrected. The pool pump and recirculation system were not operated nor tested. ■

Summary

1. Fencing, gates, and doors appeared to be functional and in good working condition. There was no inspection performed on these items.
2. The pool deck showed wear consistent with its age. Numerous areas where the topping was worn to the sub deck below was visible. Some minor cracking and concrete spalling were evident throughout. The area where the guard stand was removed creates a trip/sharp edge hazard and would not meet current code requirements. Several items above require further investigation and repair.
3. It appears that the original pool coping has been removed at some point and replaced with a cast in place concrete coping. The existing coping and the spray texture topping is in poor shape and many areas need repairs. The textured topping is delaminating and spalling concrete under is evident. Many cracks and chipped areas throughout. There was no caulk joint observed between the coping and the pool deck. These items above could be patched but would not be a long term solution.
4. The pool structure (concrete shell) did not show any visible areas of concern. No cracking was observed and no major plaster to shell delamination. There were no cores made or samples tested.
5. The plaster finish is consistent with age. Some rough areas and a few minor spots with delamination. It appears the pool has been re-plastered at some point at least once in the past. The new plaster was applied on top of the existing plaster and is evident in the concave areas around the pool returns. Standard re-plaster practice involving multiple layers of plaster would be to chip and remove the existing plaster to get back to the concrete subsurface and apply new plaster.

6. Pool marker and waterline tiles were in good condition with some areas in need of re-grouting. Tile appears to be sound and bonded to the pool wall and floor. The waterline tile has been replaced at some point and is not original to the pool.
7. Pool expansion joint showed areas of delamination and extents where the caulk was not properly adhered to the pool joint. This joint was reported by the owner as tested and leaking. The joint should be replaced.
8. The pool lights were not tested.
9. The pump and filter system were not operating as the pool was mainly empty. Standing water and excessive damp conditions. The ventilation system was not operating or inspected. The pump showed above average wear and corrosion due to the wet environment. The plumbing from pump to filter system from filter system to return line has been replaced at some point. The current plumbing is undersized and should be replaced. **No equipment, mechanical, or plumbing (eq room or underground) testing was performed. These items cannot be guaranteed or warranted.**
10. The restrooms were not inspected.

Aquatic Designs recommends that all items referenced in this report be further investigated, properly serviced, or repaired as needed.

