

## **Encinitas pool inspection information**

### **Pool surfaces**

1. Pool plaster: The pool plaster has some signs of chemical wear and tear. It is either due to the age of the plaster which was explained to me that it was about 6-7 years old. And the other possibility is that due to the chemicals used in the pool may have caused the plaster to bleed or lose some of its color. This is very common for a pool of its age and for how most pools are cared for. The plaster is in fair condition.
2. Pool coping: The pool coping looks to be in good condition. The coping stones are solid and feel to be structurally sound.
3. Pool tile: The pool tile looks and feels to be structurally sound. There is some calcium build up on the tile but, this is only a cosmetic issue and can be resolved with a tile cleaning process at some point.

### **Pool equipment**

1. Pool and spa lights: The pool and spa lights are both in good working condition.
2. Filtering pump: The pool filter pump is in good condition. It is a variable speed Whisper Flo pump that operates internally without the time clock.
3. Pool filter: The pool filter is about 10 years old based on the tag on the filter itself. That does make me believe that the pool is that old and it may have simply been remodeled 6-7 years ago. This is unknown. The filter does have some signs of breakdown due to the filter's shell showing some wear. The filter though is in good working condition. "We recommend that the pool filter be cleaned and checked for any internal repairs that are needed before the swim season starts. This should be done every 6 months as a routine.
4. Spa booster pump: The spa booster pump looks to be the same age as the pool filter but, is also in good working condition with no visible leaks.
5. Pool heater: The pool heater is also around the same age and worked well when testing. The only problem is that the screen is very faint and may be leading to the need to have the screen replaced. That would only be needed when it became a problem and at the time of inspection the buyer and agent were both able to see the temperature.
6. The electrical repairs that were made there were quite odd but, it seems to be doing the job. I would only recommend that you keep an eye on the condition of the weather proof covers making sure they stay water proof. This will protect you from further electrical issues down the road