



[REDACTED] Prepurchase Pool Inspection

[REDACTED]

Lexington SC 29072

Performed by Price Campbell

May 22, 2025

This pool inspection was performed by sight alone. No pressure testing, flow rate testing, or electrical testing was performed unless specifically noted. The purpose of this report is to give a general idea of the condition of the pool and in no way warranties any equipment or guaranties structural integrity of the pool and while we thoroughly inspected the pool in question, Poolman360 does not accept liability of unseen issues.

Pool Report

Pool Type: Freeform Kidney Shaped Plaster Pool with Built In Tanning Ledge

Pool Square Footage: 800 sqft (approx.)

Pool Shallow Depth: 3 ft

Pool Deep End Depth: 6 ft approx

Gallons: 25,000 Estimated



Pool structure appears to be in good shape with no cracks or delaminated areas in the plaster. Light sand colored plaster. Waterline tiles appear to be in good condition.



Some moderate staining/scale is present in the deep end



Equipment Setup

Pentair Superflo 1HP Pump, Pentair Triton II Sand Filter, Aqua Comfort Heat Pump, Hayward Inline Chlorinator, Next Step LED Lighting 12V

Automation – No Automation – Pump controlled thru timer



Pentair Superflo 1 HP Pump and Haywared Inline Chlorinator

Leak noticed from pump. Assuming pump seal leak.

Due to inline chlorinator being used to maintain chlorine levels, CYA levels have built up over time and are very high. The only fix for this is to drain and refill and rebalance chemicals



Chemicals- Onsite chemical analysis was done on the water. Chlorine levels are higher than needed. PH is low. Alkalinity is low. Calcium hardness is idea. CYA is very high (quadruple the ideal level). No metals observed. Phosphates at reasonable level. No salt present in the water.

Need to drain pool and refill due to built up CYA. After this, all chemicals can be balanced.



Heat pump was tested and operated properly. Water was noticeably warmer coming from returns.



Filter- Pentair Triton II Sand Filter –

Leak noted coming from filter along with high pressure noted. Unsure of last sand exchange. Pressure gauge may not be working properly. 14 year old filter with front mount plumbing is very difficult to service. Consider replacement filter. Sand Filter - \$1300 Cartridge Filter - \$2000

Lights- LED 12v Lighting

Homeowner aware that lights are not working and she is planning to replace before closing. Lights are \$850 each installed.

Automation- there is currently no automation system on the pool. All functions of the pool have to be controlled manually. Automation systems control valves and other functions that allow the pool to be controlled remotely. Automation also allows you to control via WiFi. Automation is a reasonable expectation on a pool like this. Cost to add automation - \$6500

Conversion to Salt Water System-

Converting to salt water system requires a salt cell/chlorine generator be added to the plumbing in the pool, transformer must be added to power unit, and salt added to 3600PPM. \$2,695

Recommended Services



“360 Plan”

The following will be performed every week – 52 weeks a year:

- **Blow off pool deck**
- **Empty skimmers**
- **Skim leaves from water surface**
- **Brush walls of pool including water line**
- **Vacuum pool with high suction cleaner**
- **Inspection of all pool equipment for leaks/issues/proper circulation**
- **Run digital chemical analysis**
- **Balance pool with required chemicals (Chlorine, PH, Alkalinity, CYA, Calcium Hardness, Salt, Phosphates, Clarifiers)**
- **Emailed / text report after every service call**

****Only pay for specialty chemicals (metal sequestering agents, black algae treatment, etc)****

Receive scheduling priority on all service/repair calls and discounted service rates

NO CONTRACTS! Simply pay for the month in advance and we will take care of the rest!

Monthly Rate - \$275 plus chemicals

or

\$360 ALL INCLUSIVE including all chemicals if upgraded to Salt Water System

(50% off first month service after prepurchase inspection - \$180)

Please notify us of your closing date if you would like to start services with us and we will get you on the schedule!