

Inspection Report

Provided by:



Friendly Home Inspections

Inspector: Eddie Friendly

"Making Sure Your Home Inspection Experience is a Friendly One!"

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Property Address

Sample Report



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Report Information

Property Information

Approximate Year Built 2019
Direction House Faces North.

Inspection Information

Inspection Date August 18, 2026
Inspection Time 10:00am
Weather Conditions Clear
Outside Temperature 86 degrees

1. We will inspect the pool in accordance with the InterNACHI Pool and Spa Inspection Checklist. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not supervise us. 2. We will provide you with a written report summarizing our inspection. Our inspection and report are for your use only. You give us permission to discuss observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us for any liability agree to pay our costs and legal fees in defending any action naming us. Our report is in no way a guarantee or warranty, express or implied, regarding the pool. We disclaim all warranties, express or implied, to the fullest extent the law allows. 3. You agree that in all cases our liability shall be limited to liquidated damages in an amount not greater than the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages. You acknowledge that the liquidated damages are not a penalty, but that we intend them to (i) reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed upon fee. 4. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of the basis for your claim within seven days of discovery; and (2) immediate access to the pool. Failure to comply with these conditions releases us from liability. 5. You agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and fees incurred in defending that claim. You agree that any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, must be brought only in the District Court of Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim. In any action against us or InterNACHI, you waive trial by jury. 6. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms or promises other than those set forth herein. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and those that acquire their interests in this Agreement. You will have no cause of action against us after one year from the date of the inspection. 7. You will pay the inspection fee when we complete the inspection. You agree to pay all costs and attorney's fees incurred in collecting the fee owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee. 8. If a court finds any term of this Agreement ambiguous or that it otherwise requires judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this Agreement.

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Pool

1.3 Pool Decking Conditions (Repair)

Cracking and separation were present in portions of the pool decking. These conditions may worsen from moisture intrusion and continued movement and could eventually create a trip hazard. Recommend sealing the cracks and separated joints with an appropriate flexible material and repairing displaced areas as needed.

1.8 Pool Light Conditions (Repair)

A pool lights were not functional at the time of the inspection. The light was not secured to the side of the pool. Recommend repair by a certified pool specialist.

1.16 Gate Conditions (Safety)

The pool gates did not close automatically. The gate door that leads into the rear yard where there is a pool, pond (greater than 18 inches deep) or spa, (including spas with locking covers) should be equipped with a self closing device that completely latches the gate when shut as per local building standards (we test at 12" away). Gates should close completely and latch and open outward away from the rear yard. Recommend repair.

1 Pool

General Comments

1.1) General Conditions

The mere fact that the presence of a swimming pool does not automatically suggest the structure was constructed with building permits. We suggest the buyer contact the local building and safety department to see if the work was performed under their jurisdiction and with permits. The safety markers and / or signage which display pool safety are suggested to be installed as a precautionary measure.

Pool Coping

Pool Coping Material The pool coping material is concrete.

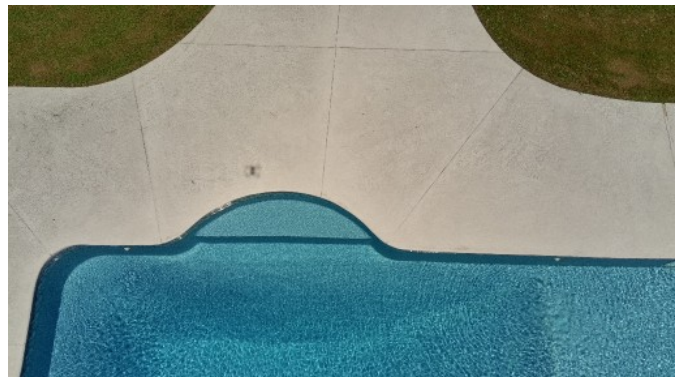
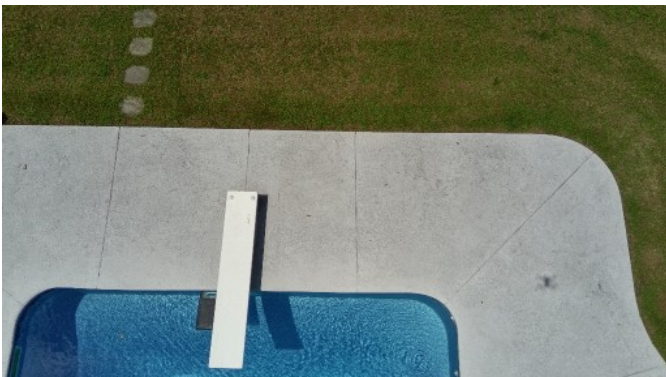
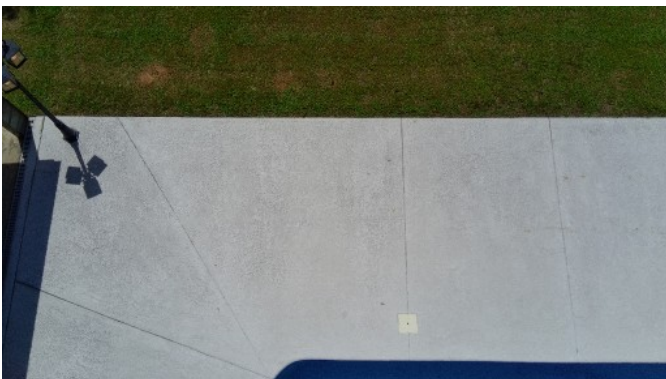
1.2) Pool Coping Conditions

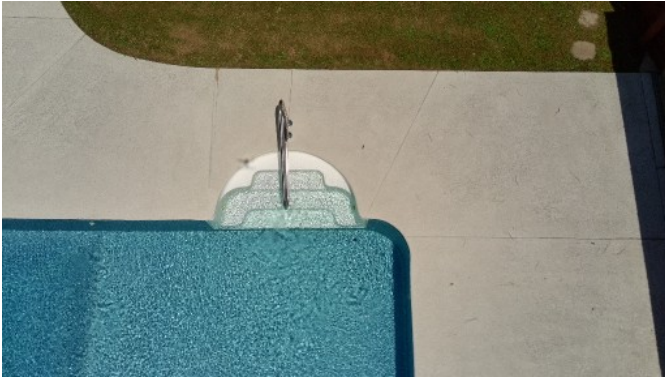
AS

The pool coping was functional at the time of the inspection.

Pool Deck

Deck Material The pool decking is concrete.





1.3) Pool Decking Conditions

R

Cracking and separation were present in portions of the pool decking. These conditions may worsen from moisture intrusion and continued movement and could eventually create a trip hazard. Recommend sealing the cracks and separated joints with an appropriate flexible material and repairing displaced areas as needed.



Pool Interior Finish

Pool Interior Finish The interior pool finish was vinyl.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



1.4) Pool Interior Finish Conditions AS

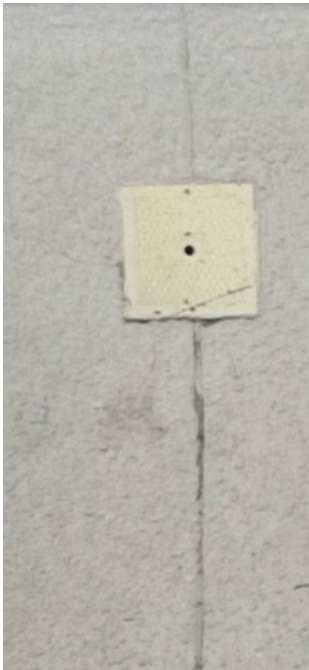
The interior finish was in serviceable condition at the time of the inspection.

Skimmer

1.5) Skimmer Conditions AS

The skimmer boxes and their covers were in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Weir Gate

1.6) Weir Gate Conditions

AS

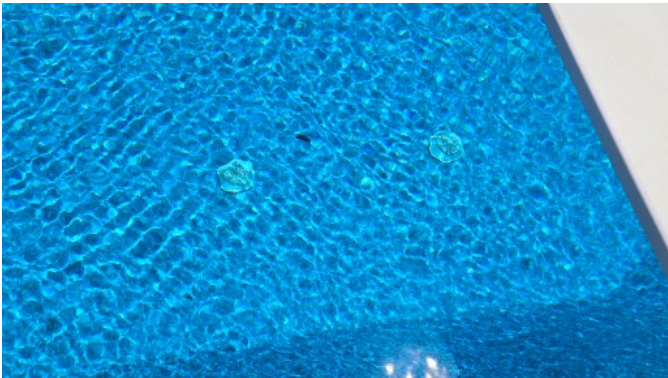
The weir gates were functional at the time of the inspection.

Drain Cover

1.7) Drain Cover Conditions

AS

The drain covers appeared to be functional at the time of the inspection. Debris was observed collecting around the drain. Recommend drains be cleaned to provide proper water circulation.

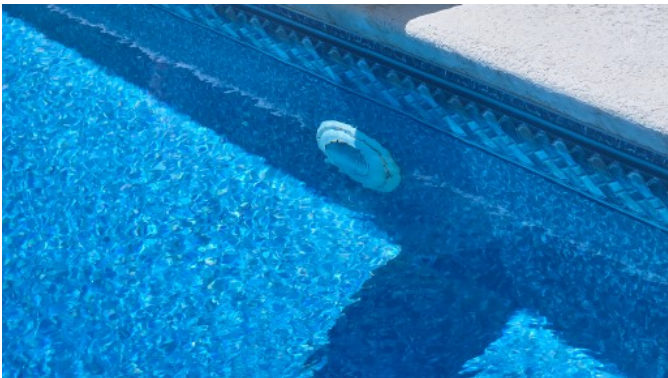


Pool Light

1.8) Pool Light Conditions

R

A pool lights were not functional at the time of the inspection. The light was not secured to the side of the pool. Recommend repair by a certified pool specialist.



Circulation Pump

1.9) Circulation Pump Conditions

AS

The pool pump is functional.



Piping

Piping Material Plastic.



1.10) Piping Conditions

AS

The supply lines and return lines are in acceptable condition, no leaking noted.

Valves

1.11) Valve Conditions

AS

The valves were in acceptable condition at the time of the inspection with no leaking noted.

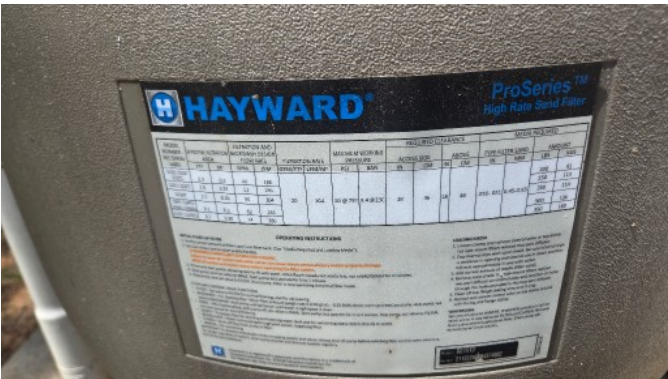
Filtration

1.12) Filtration Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

The pool filter was functional at the time of the inspection. The pool filter appears to be a D.E. filter (diatomaceous earth). Note: a) The D.E. filter must be closely maintained as the grids, with time, become brittle and subject to damage internally. b) Because the grids are internal, we cannot inspect them, but they are suggested to be. c) The backwash plumber / valve is not tested (if applicable).



Electrical

1.13) Electrical Panel Conditions

AS

The electrical panel appeared to be in serviceable condition at the time of the inspection.



Timer Box

1.14) Timer Box Conditions

AS

The timer was in operational condition at the time of the inspection.

Equipotential Bonding

Equipotential Bonding

Establishing an electrically safe environment in and around permanently installed swimming pools requires the creation of an equipotential grid. The sole purpose of an equipotential grid is to create an area where there is no significant difference in voltage between objects that can be touched simultaneously. Examples of objects at a pool that can be touched simultaneously include the concrete decking, ladders, hand rails, light fixtures, drains, and the pool water. An equipotential grid is created by intentionally connecting all these objects together electrically, otherwise known as bonding them together. Equipotential bonding is intended to reduce voltage gradients in the area around permanently installed pools, outdoor spas, or outdoor hot tubs by the use of a common bonding grid.

1.15) Bonding Conditions

AS

Although what was labeled to be a point of bonding, it was not determined if the metallic and electrical parts of the pool system were actually bonded.

Gates

Gate Material The pool gate materials are wood and metal

1.16) Gate Conditions

S

The pool gates did not close automatically. The gate door that leads into the rear yard where there is a pool, pond (greater than 18 inches deep) or spa, (including spas with locking covers) should be equipped with a self closing device that completely latches the gate when shut as per local building standards (we test at 12" away). Gates should close completely and latch and open outward away from the rear yard. Recommend repair.

