



**Green Valley
Pool Service & Repair**

VETERAN-OWNED · YUMA, AZ · SINCE 1970

— FOR REALTORS, BUYERS & SELLERS

Real Estate Pool Inspection *Report.*

A complete, on-site evaluation of pool structure, equipment, plumbing, and water chemistry — with photos, grades, and itemized cost ranges your buyer can act on.

PROPERTY REFERENCE

SAMPLE PROPERTY

REPORT DELIVERED

SAMPLE · 48-Hour Email

INSPECTOR

Green Valley · CPO Certified

INSPECTION DATE

SAMPLE

CLIENT TYPE

Buyer's Representative

REPORT ID

GV-RE-SAMPLE-001

Green Valley Pool Service & Repair

3143 E 33rd Pl, Unit B · Yuma, AZ 85365
(928) 597-9196 · greenvalleypools.com

1970
Since
Yuma, AZ



SECTION ONE - OVERVIEW

Executive summary.

This inspection covers four primary systems on the subject property: pool structure and surface, equipment, plumbing, and water chemistry. Findings below summarize what we observed on site and what we recommend for the buyer's consideration.

OVERALL CONDITION	PRIORITY ITEMS	ESTIMATED RANGE
<p>Fair Functional and serviceable</p>	<p>2 Within 6-12 months</p>	<p>\$1,800 to \$3,200 across priority work</p>

System grades

Pool Shell & Surface	● FAIR
Tile & Coping	● GOOD
Pump	● END-OF-LIFE
Filter	● FAIR
Heater	● GOOD
Salt Cell / Chlorinator	● POOR
Plumbing & Valves	● FAIR
Automation / Controls	● GOOD
Water Chemistry	● FAIR

BOTTOM LINE

This is a well-built pool that has been adequately maintained. The buyer should plan for pump replacement within 12 months (\$1,400-\$2,800 installed) and salt cell replacement within 6 months (\$700-\$1,400 installed). Neither is unusual for a pool of this age. Other systems are in acceptable condition for continued use without immediate intervention.



SECTION TWO - SYSTEM ONE OF FOUR

Pool structure & surface.

● GRADE · FAIR

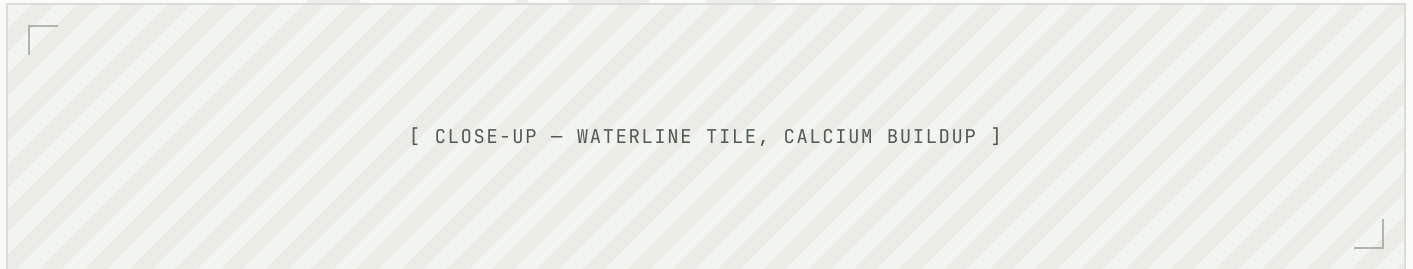
The pool is approximately 30,000 gallons with a plaster finish. Surface shows normal wear consistent with an estimated age of 8–10 years. Light staining along the waterline and minor discoloration in the deep end are consistent with Yuma water conditions and not indicative of structural issues.



[WIDE SHOT - POOL FROM DECK LEVEL, OVERALL SURFACE CONDITION]

FINDINGS

- **Plaster surface — Fair.** Light wear, no visible cracks or delamination at time of inspection. Estimated remaining useful life: 4–6 years before resurfacing should be considered.
- **Coping — Good.** Mortar joints intact, no separation from deck.
- **Tile — Good.** Calcium buildup along waterline is present but moderate. Professional tile cleaning recommended within the next 12 months.



[CLOSE-UP - WATERLINE TILE, CALCIUM BUILDUP]

RECOMMENDATIONS

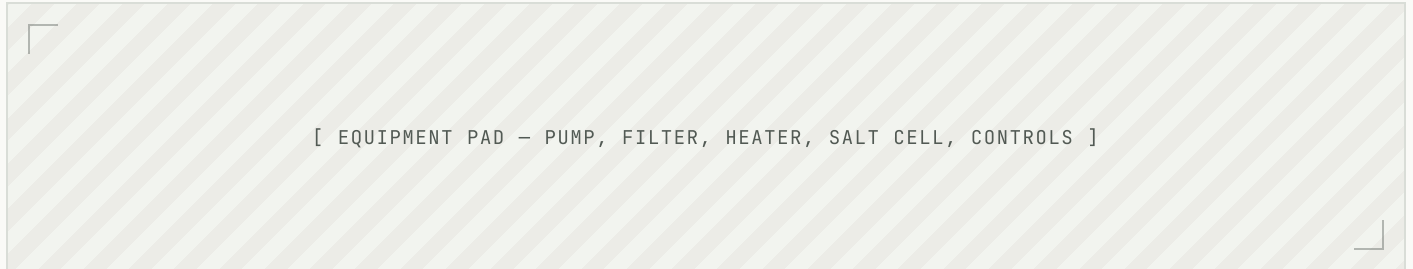
No immediate structural action required. Schedule professional tile cleaning within 12 months **\$400–\$900** . Plan for pool resurfacing in 4–6 years **\$4,500–\$8,500** for plaster replacement at current Yuma rates.



SECTION THREE - SYSTEM TWO OF FOUR

Pool equipment.

Equipment pad evaluated on-site. Each component below is scored independently, with manufacturer, estimated age, and condition observations.



Pump · Pentair Whisperflo 1 HP

● END-OF-LIFE

Single-speed, estimated age 10–12 years. Motor is producing a high-pitched whining noise consistent with bearing failure. Visible water leak at the seal plate, plus evidence of a prior repair where putty was applied in place of a proper replacement.

- Continued operation will likely result in complete failure within 6–12 months.
- Single-speed pumps are no longer permitted for new installation under current Arizona regulations. Replacement **must** be variable-speed.

RECOMMENDATION

Replace with Pentair Whisperflo VST variable-speed pump or equivalent. Variable-speed will reduce energy consumption 50–70% versus the existing unit — typically \$40–\$80/month savings during summer in Yuma. Installed · \$1,400–\$2,800

Filter · Hayward sand filter

● FAIR

Estimated age 8–10 years. Operational. Pressure gauge reads within normal range. No visible cracks or leaks at the housing.

- Filter media (sand) appears at end of typical service life. Replace within 12–24 months for continued effective filtration.
- Pressure relief valve operational. Backwash valve operational, no leaks observed.

RECOMMENDATION

Plan for sand replacement within 12–24 months. \$250–\$450



SECTION THREE - CONTINUED

Equipment, continued.

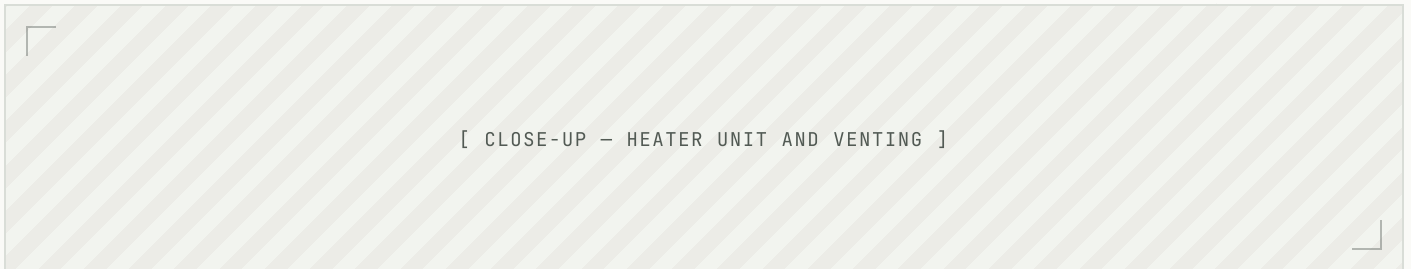
Heater · Pentair MasterTemp 400

● GOOD

Natural gas, estimated age 4–6 years. Unit fired and operated normally during inspection. No visible signs of corrosion at the heat exchanger. Venting appears properly installed and clear.

RECOMMENDATION

No immediate action. Standard annual maintenance recommended.



Salt Cell · Pentair IntelliChlor IC40

● POOR

Estimated age 5–6 years. Cell shows significant scaling on the production plates. Chlorine output reduced. The controller is throwing intermittent low-flow warnings that have not been resolved by cleaning.

Yuma water conditions typically reduce salt cell life to 4–5 years versus 5–7 years in less demanding climates.

RECOMMENDATION

Replace within 6 months. The IntelliChlor IC40 controller is current generation; the replacement cell can be installed without changing the controller. **Installed · \$700–\$1,400**

Automation · Pentair IntelliCenter

● GOOD

Estimated age 3–4 years. All control functions operational at time of inspection. Schedule programmed appropriately for the pool size and equipment configuration.

RECOMMENDATION

No immediate action.



SECTION FOUR - SYSTEMS THREE & FOUR

Plumbing & valves.

● GRADE · FAIR

Plumbing at the equipment pad is original PVC, estimated age 8–12 years. No visible major leaks at time of inspection. Some minor weeping observed at the 3/4-inch utility ball valve on the discharge side of the pump.

- **Suction-side** — Fair. PVC intact, no visible cracks or leaks.
- **Discharge-side** — Fair. Minor weep at the 3/4" ball valve when in closed position.
- **Skimmer & main drain** — Functional. No visible damage at the skimmer basket housing.
- **Returns** — Functional. All four return jets producing normal flow.

BUCKET TEST · 24-HOUR LEAK CHECK

POOL DROP	BUCKET DROP	NET LOSS / DAY
3/8"	1/4"	1/8"

Net loss is consistent with normal evaporation for current weather conditions. **No significant leak detected** at time of inspection.

Water chemistry.

● GRADE · FAIR

Within acceptable range at time of inspection but shows evidence of inconsistent management over the prior 6–12 months based on visible signs (light scaling, minor staining).

PARAMETER	READING	RECOMMENDED	STATUS
Free Chlorine	1.8 ppm	1.0–3.0 ppm	OK
pH	7.6	7.4–7.6	OK
Total Alkalinity	110 ppm	80–120 ppm	OK
Calcium Hardness	480 ppm	200–400 ppm	HIGH
Cyanuric Acid	65 ppm	30–50 ppm	HIGH
Total Dissolved Solids	3,200 ppm	< 3,000 ppm	HIGH
Salt	3,100 ppm	2,700–3,400 ppm	OK

RECOMMENDATION

Schedule a partial drain and refill (50% water replacement) within 60–90 days to restore TDS and calcium to recommended ranges. **\$200–\$400**



SECTION FIVE — RECOMMENDATIONS & COSTS

Summary of costs.

Estimated ranges based on current Yuma market pricing. Final costs depend on equipment selected, additional work discovered during installation, and parts availability.

IMMEDIATE PRIORITY — WITHIN 6 MONTHS

Replace salt cell (Pentair IC40)	\$700 – \$1,400
Partial drain and refill (50%)	\$200 – \$400
Subtotal	\$900 – \$1,800

NEAR-TERM PRIORITY — WITHIN 12 MONTHS

Replace pump (Whisperflo VST variable-speed)	\$1,400 – \$2,800
Replace 3/4" ball valve	Included with pump install
Professional tile cleaning	\$400 – \$900
Subtotal	\$1,800 – \$3,700

FUTURE · 12-24 MONTHS

LONG-TERM · 4-6 YEARS

Sand replacement in filter	\$250-\$450	Pool resurfacing (plaster)	\$4,500-\$8,500
----------------------------	-------------	----------------------------	-----------------

INSPECTOR'S NOTE

This pool is in **fair to good overall condition for its age**. There is no evidence of structural failure, major leaks, or deferred maintenance that would represent an immediate financial risk to a buyer. The two end-of-life items identified (pump and salt cell) are predictable replacements for a pool of this age — they reflect normal service life of pool equipment in Yuma's climate, not defects. A buyer who completes the recommended near-term work (\$1,800-\$3,700) within 12 months will own a pool in good operating condition with modern, energy-efficient equipment for the next 5-8 years.



SECTION SIX - ABOUT THIS REPORT

About this inspection.

HOW THIS REPORT WAS PRODUCED

This inspection was conducted by a CPO-certified Green Valley technician. All findings reflect on-site observations and operational testing performed during the inspection visit. Photos and equipment age estimates are based on visible manufacturer markings, condition, and installation date when documentation is available.

LIMITATIONS

This inspection does not include underground plumbing pressure testing beyond what is observable from the equipment pad. Underground line testing is available as a separate service if leak indicators warrant further investigation.

This inspection is a snapshot in time. Pool conditions and equipment performance can change between inspection and closing. The findings here reflect what was observed on the inspection date.

ABOUT GREEN VALLEY

Yuma's pool experts since 1970.

Veteran-owned, family-operated, fully licensed in Arizona, with CPO-certified technicians. Yuma's largest pool service customer base. Warranty service station for Pentair, Hayward, and Jandy.

We perform residential and commercial pool inspections throughout Yuma, Foothills, Wellton, San Luis, and Somerton. Real estate inspections completed on-site within 60-90 minutes; reports delivered by email within 48 hours.

CPO CERTIFIED

AZ LICENSED

VETERAN-OWNED

PENTAIR · HAYWARD · JANDY

Schedule an Inspection

Green Valley Pool Service & Repair
3143 E 33rd Pl, Unit B
Yuma, AZ 85365

Phone

(928) 597-9196

Hours

Mon-Thu 7am-4pm
Fri 7am-3pm

GREENVALLEYPOOLS.COM →

- END OF SAMPLE REPORT -