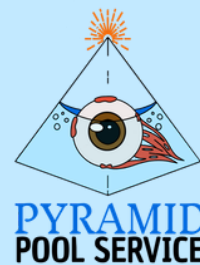


# So, you're thinking about buying a house with a pool...

A Guide for New Home Buyers



Owning a pool is part of the American dream—backyard BBQs, morning laps, and cooling off with family and friends all Summer. However, a pool is also complex machinery that requires care, maintenance, money, and safety precautions. Before you fall in love with the dream, here is everything you need to know as the new owner of a sparkling pool!

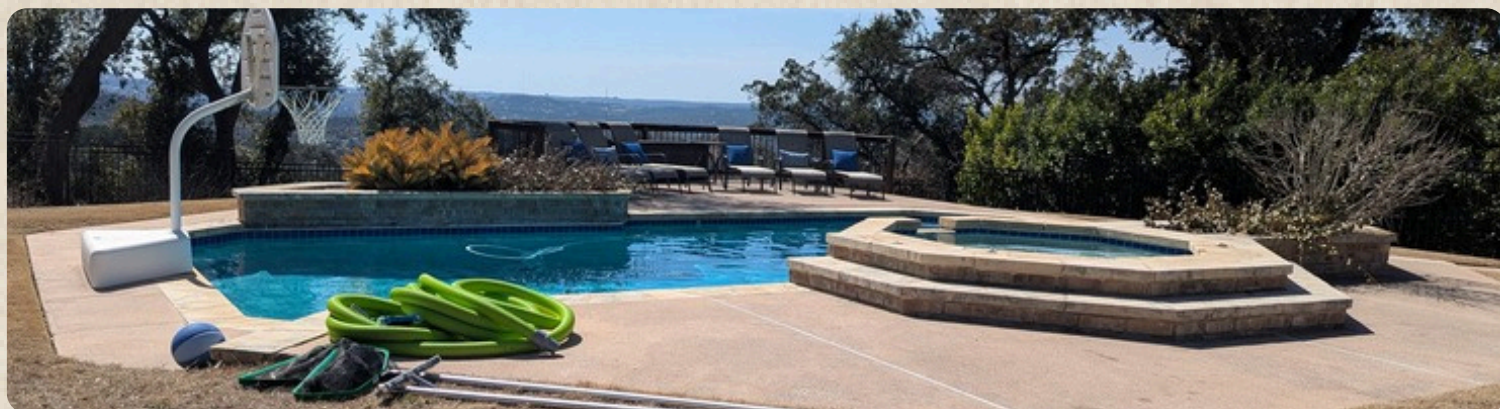
Here is a list of things to consider during the purchasing process:

- **Monthly Cleaning/ Maintenance Costs:** For professional cleaning and maintenance services in Austin, expect to budget \$200–\$300+ per month, including chemicals. There could also be some additional chemical costs, especially if your new pool has been inadequately maintained.
- **Utilities:** Water and electricity usage can add up to an extra \$80 - \$150+ per month, depending on your filter, pump, heating and lighting.
- **Insurance:** Pools increase liability so your premium may be higher.
- **Safety Barriers:** Does the pool meet current local safety codes? You may be legally required to make some adjustments before moving in.
- **Equipment Repairs:** Pool equipment doesn't last forever. Pumps, filters, plumbing, automation, lighting, heaters and more can malfunction, needing repair, or sometimes even replacement.

## FIVE CRITICAL QUESTIONS TO ASK THE SELLER

**Don't rely on the listing description.** Ask these specific questions to gauge the pool's health:

- **"When was the pool last resurfaced?"** (If it's been over 10 years, budget for a redo soon. This is a major capital expense ranging from \$10,000 to \$35,000+ depending on the pool.)
- **"How old is the equipment (pump, filter, heater) and what is their repair history?"** (Pumps last 3-5 yrs; heaters 5-7. Varies based on how the equipment and water chemistry is maintained)
- **"Have you noticed any water loss greater than evaporation?"** (This points to leaks.)
- **"Who maintains the pool?"** (Ask for service records. Professional logs are gold; DIY is a wildcard.)
- **"Does the heater work?"** (Heaters are frequently broken and left unrepaired because they are expensive to fix.)



# So, you're thinking about buying a house with a pool...

A Guide for New Home Buyers



## THE GOLDEN RULE FOR INSPECTIONS: HIRE A POOL PRO, NOT A GENERALIST

Most general home inspectors are great at what they do, but they are not pool experts. In a standard inspection, they often only do a high level check of the pool equipment and water chemistry, and are only looking for obvious signs of structural damage or safety concerns.

An Inspector who is also a Pool Professional, will look for all of this and more. They have usually managed projects that range from building pools, to upgrading and replacing entire equipment pads, and remodeling decades-old pools to bring them up to code and function with modern equipment and technology.

### You need an Inspector who is an experienced Pool Pro to check for:

- **Leaks:** A Pool Pro can perform a dye test, and know exactly where to look for water to detect leaks and know when calling in a Leak Detection Specialist is necessary.
- **Structural Integrity:** Distinguishing between superficial surface cracks, structural shell failure, or ASR (concrete cancer) can make or break the value of the pool and the home.
- **Equipment Health and Age:** Air leaks, faulty glue joints, and bad unions are all things that can lead to much more costly repairs down the road. Unless your Inspector has been in the industry for over a decade they may not know how to gauge the age of or even operate legacy systems.
- **Heater function:** A detailed inspection of a heating system can take 2-4 hours, depending on the system. A general inspector will just check to see if it turns on, and if it “works”.
- **Safety Code Compliance:** Ensuring drains are VGB-compliant (anti-entrapment) and electrical bonding is safe to prevent shock hazards.



**REMEMBER:** Remodeling a pool or replacing an entire equipment pad can cost as much as a new roof (or more!), so spending a few hundred dollars on a specialized pool inspection in the lead up to purchasing your new home, can save you tens of thousands out of pocket later. If there are some serious, expensive problems, the cost can be leveraged when negotiating your final sale price.



# Home Buyer Pool Inspections with Pyramid Pool Service

Comprehensive. Transparent. Backed with Real Pool Pro Experience.



Buying a house with a new pool should be fun and exciting and absolutely without costly surprises. General Home Inspectors will perform an inspection of your potential new pool, but without extensive, hands-on experience in the pool industry, it's easy for them to miss key details that can end up adding unexpected thousands of dollars on to your new home purchase. (And when it's too late to use as leverage in negotiations!)

**Pyramid Pool Service partners with Rob Hatton** to provide a comprehensive, fully transparent inspection for home buyers looking for peace of mind, and full understanding of their potential new investment.



**Rob is a Certified Pool Operator (CPO)** with the Pool and Hot Tub Alliance. He holds certifications from Jandy and Pentair, and has an in-depth working knowledge of their equipment. He is also well versed in Hayward equipment, as well as many other older systems and brands. He brings 15 years of in-field experience to his inspection services, ranging from pool service and repairs, to remodeling and new construction. He is an expert in all brands of heater operation, function and diagnosis of issues. He also has extensive knowledge of plumbing and electrical specifically, but not limited to, pool operation and functionality, as well as code compliance.

**Pricing:** \$375 for baseline visual inspection, with a comprehensive report provided. Further in depth-inspections such as a full heater diagnostic, troubleshooting issues identified in baseline inspection or subsequent repairs will be priced separately.

## WHAT ARE THE MAIN COMPONENTS OF A PROPER POOL INSPECTION?

### • **Water Chemistry and Equipment Checks**

- Water chemistry testing
- Pump/s , filter pressure and filter checks
- Actuators and motors functionality
- Automation testing
- Heater functionality and age test
- General plumbing condition

### • **Surface**

- Pool shell inspection - inside and out, including plaster condition
- Coping damage, signs of shifting
- Calcium build up and damage

### • **Leaks**

- All equipment and skimmer water and air leaks testing
- Visual check for water pooling around return lines and plumbing
- Dye test performed if any suspicions of leaks arise

### • **Safety Code and Compliance**

- Check all components such as hand rails, fencing, deck, ladders, mastic joints etc that are covered by safety code.

