



**Prepared for:**

**Name of Client**

Address

Date

Inspectors Name

Inspectors Phone Number

Inspectors Email Address



## POOL/SPA & EQUIPMENT

Inspection was limited to those areas which are above ground, visible or accessible. Where leaks are a concern, a body of water can be analyzed with a leak computer to determine water loss. Also, a 24 - 48 hour observation of the pool water level can reveal possible water loss in an underground plumbing line, pool surface area or pool pump / filtration equipment. Invasive leak testing &/or pressure testing is a secondary type of test that will be recommended if need. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of back flush mechanisms is beyond the scope of this inspection. Pilot lights on LP gas pool heaters are not ignited during the inspection. No Electrical Bonding Testing of swimming pool surface, pool decking within 5 feet of water edge, metallic diving board stands/bolts, metallic slide legs/slide handrails/slide ladders, metallic pool ladders & handrails, metallic deck anchors that are not in use, metallic underwater fixtures for lighting, any metallic object underwater of pool or fastened to decking, and pump pad equipment area is performed at time of inspection and would recommend it be performed by a Licensed Electrician.

### COLOR CODE KEY

**RED LETTERING ON THE REPORT** - indicates one or more of the following:

- Safety issue, possibly hazardous and recommend attention be given by a qualified professional.
- Item is defective/faulty and is vital to correct operation and/or healthiness of the swimming pool or spa.
- The information in red is for your knowledge of liability as a swimming pool owner.

**ORANGE LETTERING ON THE REPORT** - indicates one or more of the following:

- Item may or may not need attention immediately but could be a problem in the future.
- Item may need attention to prevent future damage.

## PERIMETER FENCING

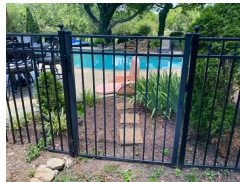
### ENTRY GATE ONE SATISFACTORY

The gate system appears to be satisfactory. Gates and latching mechanisms are in operational condition at time of inspection.



### ENTRY GATE TWO SATISFACTORY

The gate system appears to be satisfactory. Gates & latching mechanisms are in operational condition at time of inspection.



### ENTRY GATE THREE DEFECT(S)

**Gate system(s) unsatisfactory due to the following reasons:**

**\* Pedestrian gates should be self-closing & self-latching**



**FENCING DEFECT(S)**

**Fencing system(s) unsatisfactory due to the following reasons:**  
**\* Local safety standards now require any door and window that provides direct access to the pool or spa area to be one of the following;**

- 1. Approved audible alarms to be installed on doors and windows with sills less then 48 inches above the indoor finished floor.**
- 2. ASTM safety cover to be installed on the pool and/or spa.**
- 3. Self closing doors with self latching devices.**



**POOL COVER**

**MESH SAFETY COVER IN STORAGE**

Pool cover has been removed and in storage at time of inspection.

Pool decking has Safety Cover Anchor System installed for a winter safety cover.



**SOLAR COVER IN STORAGE**

Pool cover has been removed and in storage at time of inspection.



## CONDITION OF COPING

Pool coping appeared in satisfactory condition at time of inspection.

**Note:**

No Electrical Bonding Testing was performed on any metal object connected with the pool swimming area at time of inspection. Recommend having a Licensed Electrician perform a bonding test if desired.



## COPING DEFECT(S)

**Mortar missing / cracked in the coping joints at time of inspection.**

**This allows water to penetrate below coping and cause possible freeze damage.**

**Recommend joint be repaired.**

**Recommend getting an estimate of this repair.**





**COPING DEFECT(S)**

The mastic joint between the coping and the decking has no moisture sealant, or the sealant has become compromised, or the sealing is NOT correct per industry standards.

Sealant prevents rain water from getting below the decking and potentially compromising pool integrity.

Recommend sealant be replaced.

Recommend getting estimate(s) of this repair.



**POOL SURFACE AREA**

**STYLE OF POOL**

Free Form Design

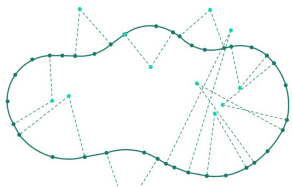
**POOL DIMENSIONS: LXW X  
AVG DEPTH X 7.5**

Length (ft) - 35

Width (ft) - 19

Pool Depth:  
 Deep End (ft) - 5.5  
 Shallow End (ft) - 3.5

Average Water Capacity (gallons) - 16,000



**POOL SURFACE MATERIAL**

Plaster/Gunite

### CONDITION OF SURFACE

Surface appeared in usable condition at time of inspection. The life span of a pool surface is dependent on several factors most of which includes the maintenance and upkeep of the pool water chemistry.

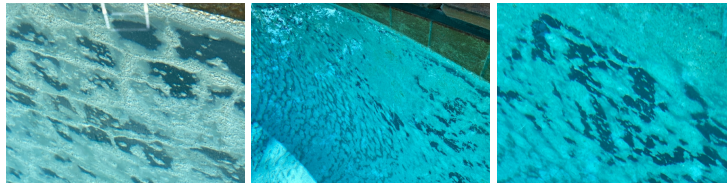
Note:  
No Electrical Bonding Testing was performed on any metal object connected with the swimming area at time of inspection. Recommend having a Licensed Electrician perform a bonding test if desired.



### OTHER SURFACE FINDINGS

**Surface appeared to be at the end of its life expectancy due to being compromised in various areas. Recommend surface be replaced by a qualified professional.**

**Recommend getting estimate(s) for repair or replacement.**



### CONDITION OF POOL TILE

Pool tile satisfactory at time of inspection.



## ALARM(S) / SAFETY ROPE

### POOL CARTRIDGE FILTER DEFECT(S)

**Pressure Gauge NOT operating correctly and LEAKING at time of inspection.**

**Recommend gauge be replaced.**

**Recommend getting estimate(s) for this replacement.**



## SANITIZER SYSTEM(S)

### FUSION CHLORINE FEEDER SYSTEM

Sanitizer system appeared to be operating within normal limits at time of inspection.

Manufacturer recommends algacide cartridge, in compartment adjacent to chlorine feeder, be replaced every 6 months.

Recommend installing a new mineral cartridge.

Recommend getting estimate(s) of this repair.



### FUSION CHLORINE FEEDER SPEC TAG

Chlorine Feeder spec tag (office use)

Manufactured in 2011







## **DISCLAIMER PAGE**

**This is a report on the condition of the water environment(s) being inspected. The scope of the inspection is limited to those areas of the pool/spa/related equipment which were observable by visual external inspection from the ground surface. No pressure tests were performed on the plumbing. No equipment components were disassembled for the purposes of this inspection. This report is based upon the current condition of the environment at the time of inspection and does not affect future conditions that may yet arise. The report of findings is limited to the day and time of inspection and the inspector cannot be liable for future unforeseen malfunctions of any components and surfaces.**

Any party relying on the report understands that the liability arising from the inspection on which this report is based shall be limited to the amount of the inspection fee paid.

**THIS IS NOT A CONTRACT OR A BID, BUT A FORM FOR INSPECTION ONLY. IF ANY REPAIRS ARE NEEDED, OR IF WARRANTIES OR CONDITIONS OTHER THAN THAT STATED ABOVE ARE REQUIRED. A SEPARATE CONTRACT PROPOSAL SHALL BE PROVIDED.**

**This inspector does not guarantee the dimensional gallons of the pool/spa, but gives estimated averages on sizes of bodies of water based on industry-standard formulas, nor does the inspector make any other determinations of compliance or noncompliance with the residential pool/spa standards of the American Pool & Spa Professionals (APSP), or with local building codes or ordinances, except as specifically noted. The issuance of this report does not imply that the pool/spa complies with such standards, codes, or ordinances. Please contact your local codes department for current pool/spa standards, codes, and ordinances.**

**All open bodies of water, such as pools/spas, are dangerous and users are at risk of sickness and/or death if proper care and safety is not adhered to and monitored for both the homeowner and all guests that use this pool/spa.**

**We always recommend bringing the pool/spa up to current safety standards per federal and state regulations and cannot be held liable for the improper use of the pool/spa in question or held liable for the pool/spa that is not within the current code standards and the improper use thereof.**