

POOL and SPA REPORT EVALUATION CHECKLIST

This checklist will assist in assuring that an inspection report complies with the
Standards of Professional Practice for the Inspection of Swimming Pools and Spas.

THE PURPOSE OF AN INSPECTION REPORT IS TO PROVIDE THE CLIENT WITH A BETTER UNDERSTANDING OF THE POOL AND/OR SPA CONDITION. The Standards of Professional Practice for the Inspection of Swimming Pools and Spas for Home Inspectors dated February 22, 2007 set the guidelines for inspection reporting.

Reports are to be evaluated for compliance with consideration of the following criteria:

1. *Observation and Description* of systems and components -
Observe: The act of making a visual examination of a system or component and reporting on its *condition*.
Describe: Report in writing a system or component by its *type*, or other characteristics, to distinguish it from other components used for the same purpose.
2. Explanation of *adverse conditions* and *recommendations for remedies* (such as "review by qualified professional, service by qualified professional, correction needed by qualified professional").

Please Note: Many different terms are likely to be used in an inspection report to describe satisfactory or unsatisfactory conditions. Various terms will be acceptable, if these words reasonably convey positive or negative conditions. Any "immediate major repair" items must also include recommendations to correct, monitor or evaluate by appropriate persons.

DISCLAIMER

These guidelines and checklist are merely tools to assist the home inspector in preparing a Swimming Pool and Spa inspection report. They are not all inclusive or a substitute for the "Standards of Professional Practice for the Inspection of Swimming Pools and Spas for Home Inspectors" dated February 22, 2007. To the extent that there is any conflict between the guidelines or checklist and the Standards of Professional Practice, the Standards of Professional Practice governs.

* An asterisk in the checklist means that it is acceptable to leave this *component* out of the report if it is Not Present or Not Applicable.
NOTE: Items within the scope that are present, but not inspected, must be clarified as to why they were not inspected (by request of seller, access restricted, access denied, etc.).

SWIMMING POOL and SPA

- 1) _____ Type of Pool and/or Spa - Describe the **type** of Pool and/or Spa (i.e. above ground, below ground, pool/spa combination, separate pool and spa units, etc.)
- 2) _____ Interior Finish Materials - Observe and report on **type** and visual **condition** of the interior finish (i.e. plaster, pebble-surface, fiberglass, vinyl liner, tile, etc.) .
- 3) _____ Decks, Steps, Coping - Observe and report on **condition** of the pool and/or spa deck, the internal steps and seats and external steps and ladders, the coping for below ground pools and spas including the perimeter tile trim and the grout seam between the coping and the pool structure or free-standing spa skirting.
- 4) _____ Filters - Observe and report on the **type** of the filters (i.e. diatomaceous earth, sand, cartridge) and the visual **condition** (i.e. leaking, not properly supported, etc.).
- 5) _____ Cross Connections* - Observe and report on the presence of any potential cross connections (i.e. missing anti-siphon valve for self-leveling automatic filling water supply).
- 6) _____ Equipment - Observe and report on the **condition** of pumps, motors, blowers, skimmers, drains, gauges, visible piping and valves (i.e. operating, non-responsive, leaking, broken, excessively noisy, backwash valve broken, etc.).
- 7) _____ Electrical Components - Observe and report on the **condition** of underwater lighting, ground-fault circuit interrupters, conduit, components and timer assemblies (i.e. operational, inoperable, terminal shields missing at timer boxes, missing service disconnects, etc.) and the presence and **condition** of the external bonding of pump motors, blowers, heaters, and other applicable equipment.
- 8) _____ Heaters* - Observe and report on the **type** (i.e. electric, gas, heat-pump, or solar energy source) and **condition** of the pool and/or spa heaters (i.e. operable, inoperable, excessively rusted, debris collecting on burners, etc.).
- 9) _____ Cleaning Systems* - Observe and report on the **type** (i.e. in-floor pop-ups, side-wall whips, suction head type, pressure head type, etc.) of any installed cleaning systems.
- 10) _____ Automatic Safety Controls - Observe and report on the presence and visible **condition** of automatic safety controls (i.e. TPR valves, limit switches, thermocouples, disconnects, etc.) at pool and spa heaters.
- 11) _____ Handrails, ladders* - Observe and report on the **condition** (i.e. secure, excessively rusted or weathered, loose, damaged, etc.).
- 12) _____ Child safe barriers - Observe and report on the **type** (i.e. fencing with self-closing/self-latching gates, pneumatic door closers, alarms, etc.) and **condition** (i.e. adjustment needed, excessive sized opening, etc.) of child safe barriers or report on the absence of child safe barrier provisions.