

Pool Inspection Report

CLIENT	Sample Client	INSPECTION DATE	MM/DD/YYYY
PROPERTY	Sample Property / City, ST	INSPECTOR	Inspector Name

Status Legend

Status selections classify each inspected component and support consistent reporting.

PASS Serviceable	ATTENTION Needs attention	REPAIR Repair recommended	MAINTENANCE Routine service
SAFETY Safety concern	REVIEW Further evaluation	INFO Informational	N/A Not applicable

Equipment

COMPONENT	STATUS	COMMENTS
Main Pump	PASS	Appears to be performing as intended
Water Feature Pump	REPAIR	Inoperative - appears to be electrical issue
Cleaner Pump	REPAIR	Small leak at top plumbing connection
Filter	PASS	Sand filter @ 22 PSI
Multi-Port Valve	PASS	Appears functional
Push/Pull Valve	N/A	Not present / not applicable
Heater	N/A	Not present / not applicable
Chlorinator	PASS	Appears serviceable
Blower	N/A	Not present / not applicable
Pool Cleaner	PASS	Polaris - appears serviceable
Valves	PASS	Jandy manual valves appear operational
Controls	PASS	Timers appear to be performing as intended
Lighting	REPAIR	Inoperative
G.F.C.I.	SAFETY	Inoperative - correction recommended
Equipment Ground/Bond	PASS	Appears present
Other	REVIEW	Access requirements from house require review

Pool / Spa Shell & Surroundings

COMPONENT	STATUS	COMMENTS
Tile	PASS	Considered to be in good condition
Coping	PASS	Considered to be in good condition
Plaster	PASS	Appears to be in fair condition
Returns	PASS	Appear to be performing intended function
Skimmers	MAINTENANCE	Require cleaning
Water Features	REPAIR	Pump inoperative
Deck	ATTENTION	Patched cracking observed; improve drainage at shallow end
Deck-O-Seal	N/A	Not present / not applicable
Drains	SAFETY	Recommend anti-vortex drain grates for safety
Fill Line	PASS	Appears present
Overflow	N/A	Not present / not applicable
Water Condition	INFO	Clear

Inspector Notes

Use this area for property-specific observations, repair priorities, photo references, or follow-up recommendations.

Scope, Limitations & Disclaimers

Important information regarding the scope of the pool inspection and the limitations of this report.

VISUAL INSPECTION ONLY | This evaluation is limited to observable conditions under normal operating conditions on the date of inspection.

Scope of Inspection

The scope of the inspection was limited to those aspects of the pool and related equipment which were observable by visual external inspection. THE ADEQUACY OF FILTERS, PUMPS, HEATERS, CHLORINATORS OR OTHER WATER TREATMENT EQUIPMENT IS NOT INCLUDED AS PART OF THIS INSPECTION. PRESSURE TESTING AND SUB-SURFACE PLUMBING ARE EXPRESSLY EXCLUDED. WATER CONDITION IS VITAL TO MAINTAIN POOL/SPA SURFACE INTEGRITY. PROPER WATER CHEMISTRY IS NOT VERIFIED. This report includes only those conditions which were observable after a reasonable examination of the pool in normal operating condition on the date of the inspection. The inspecting firm makes no representations as to existing conditions of the pool and related equipment other than as set forth herein and observable by inspection in the manner set forth above. The inspecting firm MAKES NO WARRANTIES, EXPRESS OR IMPLIED, relating to the present condition of the pool and/or equipment nor suitability for continued service. We recommend you engage a qualified service company to perform any repairs. We accept no responsibility for problems not observed during this limited evaluation that may be discovered while performing such repairs.

Limitation of Liability

In the event the inspector fails to fulfill the obligations under this agreement, Client's exclusive remedy at law or in equity against inspector is limited to a maximum recovery of damages equal to the inspection fee paid herein. This limitation of liability applies to anyone, including client, who is damaged or has to pay expenses of any kind, including attorney fees and costs, because of mistakes or omissions by inspector in this inspection or report. Client assumes the risk of losses greater than the refund of the fee paid herein. Client acknowledges that this limitation of liability is reasonable in view of the relatively small fee that inspector charges for making the inspection when compared with the potential of exposure that inspector might otherwise incur in the absence of such limitation of liability.

Pool Access & Safety Addendum

Reference criteria from the source report, presented in a modern checklist format. Applicable requirements should be confirmed against the standards adopted by the governing jurisdiction.

1 BARRIER HEIGHT	Top of barrier at least 48 in. above grade on the side facing away from the pool; bottom clearance generally limited to 2 in., or 4 in. where mounted on top of an above-ground pool structure.
2 OPENINGS	Barrier openings should not permit passage of a 4-in.-diameter sphere.
3 SOLID BARRIERS	Solid barriers should not contain climbable indentations or protrusions beyond normal construction tolerances and masonry joints.
4 HORIZONTAL / VERTICAL MEMBERS	Where horizontal members are less than 45 in. apart, they should be on the pool side and vertical spacing should not exceed 1.75 in.; decorative cutouts should not exceed 1.75 in.
5 WIDER HORIZONTAL SPACING	Where horizontal members are 45 in. or more apart, vertical-member spacing should not exceed 4 in.; decorative cutouts should not exceed 1.75 in.
6 CHAIN-LINK FENCE	Maximum mesh size should be 1.25-in. square unless slats reduce openings to not more than 1.75 in.
7 DIAGONAL MEMBERS	Openings formed by diagonal members such as lattice should not exceed 1.75 in.
8 ACCESS GATES	Pedestrian gates should open outward away from the pool, be self-closing and self-latching, and accommodate a locking device. Release mechanisms should meet the referenced height and opening restrictions.
9 DWELLING ACCESS	Where a dwelling wall forms part of the barrier, protection may include an ASTM F1346 powered safety cover, compliant door alarms, or another approved equivalent means such as self-closing/self-latching doors.
10 ABOVE-GROUND ACCESS	Ladders or steps used for access should be securable, lockable, removable, or protected by a compliant barrier.

Observed Access Condition

STATUS	REVIEW
COMMENT	Access requirements from the house do not meet the referenced standard. See inspector notes and applicable local requirements.

Pool Safety Information Addendum

The following safety information is provided for informational use and does not replace active adult supervision, applicable codes, manufacturer instructions, or professional safety guidance.

Layers of Protection

1 SUPERVISION	Active adult supervision is the primary layer of protection.
2 CONTROL ACCESS	Keep doors leading to the pool area secured; use high locks where appropriate and maintain door alarms or other approved access controls.
3 PHYSICAL BARRIER	Use a compliant pool safety barrier or fence to separate the pool from the home and uncontrolled access points.
4 ALARMS	Maintain access-door alarms and other approved pool-area warning devices as supplemental protection, not as a substitute for supervision.
5 WATER SURVIVAL TRAINING	Age-appropriate water survival and swimming instruction may provide an additional layer, but should never be treated as permission for unsupervised access.
6 CPR & RESCUE	Learn CPR and rescue procedures and maintain appropriate rescue equipment near the pool.

Safety Practices

- Never leave toddlers or young children unattended in the pool or pool area.
- Keep doors leading to the pool area locked or otherwise protected as appropriate; sliding doors may require additional high-mounted security.
- Do not rely on a single protective measure. Multiple independent layers should be maintained.
- Check alarms, barriers, latches, gates, and safety devices regularly and correct deficiencies promptly.
- Do not leave toys or attractive objects in the pool that could encourage a child to approach the water.
- Keep tables, chairs, and other climbable objects away from pool barriers.
- If a child is missing, check the pool first; seconds matter in a drowning emergency.

KEEP THEM SAFE AND PLAY BY THE RULES