POOL and SPA REPORT CHECKLIST SUPPLEMENT

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 for Arizona Home Inspectors.


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”).

Applicants and Certified Inspectors Please Note: All pool and spa Inspections and Inspection Reports must comply with The Standards of Professional Practice for the Inspection of Swimming Pools and Spas for Arizona Home Inspectors. Use this checklist as a guideline to ensure your continued compliance.

Reviewers and Assessors 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 pool and spa 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 Arizona Home Inspectors" adopted by the Arizona Board of Technical Registration and incorporated on April 2, 2013. 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 (e.g. above ground, below ground, pool/spa combination, separate pool and spa units).

2) ____ Interior Finish Materials - Observe and report on type and visual condition of the interior finish (e.g. plaster, pebble-surface, fiberglass, vinyl liner, tile).

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 (e.g. diatomaceous earth, sand, cartridge) and the visual condition (e.g. leaking, not properly supported).

5) ____ Cross Connections*- Observe and report on the presence of any potential cross connections (e.g. 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 (e.g. operating, non-responsive, leaking, broken, excessively noisy, backwash valve broken).

7) ____ Electrical Components - Observe and report on the condition of underwater lighting, ground-fault circuit interrupters, conduit, components and timer assemblies (e.g. operational, inoperable, terminal shields missing at timer boxes, missing service disconnects) 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 (e.g. electric, gas, heat-pump, or solar energy source) and condition of the pool and/or spa heaters (e.g. operable, inoperable, excessively rusted, debris collecting on burners).

9) ____ Cleaning Systems*- Observe and report on the type (e.g. in-floor pop-ups, side-wall whips, suction head type, pressure head type) of any installed cleaning systems.

10) ____ Automatic Safety Controls- Observe and report on the presence and visible condition of automatic safety controls (e.g. TPR valves, limit switches, thermocouples, disconnects) at pool and spa heaters.

11) ____ Handrails, ladders*- Observe and report on the condition (e.g. secure, excessively rusted or weathered, loose, damaged).

12) ____ Child safe barriers - Observe and report on the type (e.g. fencing with self-closing/self-latching gates, pneumatic door closers, alarms) and condition (e.g. adjustment needed, excessive sized opening) of child safe barriers or report on the absence of child safe barrier provisions.

13) ____ Entrapment Prevention Components – Observe and report the presence of entrapment prevention components (e.g. child resistant strainers at the bottom drains).