



12. POOLS AND SPAS

12.1 The inspector and the client may agree to the inspection of optional items. When this agreement is made the following standards shall apply:

12.2 The inspector shall:

A. Inspect:

1. Pools, spas, and normally necessary and present equipment such as: pumps, heaters, filters, lights, ladders, railings related mechanical and electrical connections, and safety items such as barriers.
2. Enclosures, fencing, barriers, and related gates.
3. Decks, patios, and adjoining structures and drainage related to the inspected pool or spa.

B. Describe:

1. Type of pool or spa examined (Concrete, Vinyl lined, Fiberglass, Above ground, Inground).
2. Conditions limiting or otherwise inhibiting inspection, such as water clarity.
3. Condition of visible portions of systems, structures, or components.

C. Report:

1. Pool and spa finish condition, including pool shell cracks.
2. Cracked, broken, or missing water line tiles.
3. Defective or unsafe pumps, heaters, filter housings, main drain covers, and related mechanical and electrical connections.
4. Missing or damaged safety barrier components around the pool.
5. Excessive settlement of the pool deck.
6. Inadequate drainage of the pool deck.

12.3. The inspector is NOT required to:

- A. Enter the pool or otherwise come into contact with pool or spa water to examine the system, structure or components.
- B. Determine adequacy of pool or spa jet water force or bubble effect.
- C. Determine structural integrity of the pool or determine or identify leakage of any kind.
- D. Evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, chlorine generators, low voltage or computer controls, remote controls, timers, filter medium, sweeps or cleaners, pool or spa covers and related components.
- E. Operate or evaluate filter backwash systems.
- F. Turn on gas supplies or light pilot lights necessary for the operation of gas fired pool or spa heaters.
- G. Examine accessories, such as, but not limited to: Solar heating systems, aerators or air motors / blowers, fiber optic lighting, diving or jump boards, skimmers, waterfalls, slides or steps.