



Confidential Inspection Report



Pool & Spa Inspection Report

PREPARED EXCLUSIVELY FOR

Justin Case

LOCATED AT:

1 Total Inspectware Drive, Anywhere, USA 01234

INSPECTED ON:

07/12/2026

Inspected and Prepared By: Steve Johnson,
2575 Eastern Blvd. Suite 210 York, PA 17402
Phone: (717) 965-6535 Email: database@gmail.com



GLOSSARY OF TERMS & DEFINITIONS

Understanding key terms used in your inspection report

Functional

Functional means in good working order. It also means useful, serving a purpose or fulfilling a function. For example, a light switch performs a function. Its function is to turn the light on and off. A functional construction element generally must meet higher technical but lower aesthetical requirements. It is important to note that in the inspection report your inspector may have marked a particular item functional and also marked an area of concern that doesn't affect the overall functionality of the item inspected.

Satisfactory

Satisfactory means fulfilling expectations or needs; acceptable, though not outstanding, or perfect. For example, a floor is satisfactory when it serves the purpose it was installed for even though it may have imperfections or shows wear. It is important to note that in the inspection report your inspector may have marked a particular item satisfactory and also marked an area of concern that doesn't affect the overall condition of the satisfactory item inspected.

Qualified Specialist

Qualified specialist mean a person who possesses an appropriate combination of formal education, knowledge, skills and experience to conduct a technically sound and rational assessment for the area of practice and be familiar with applicable regulations, standards, policies, protocols and guidelines.

Significant Findings Page

The summary of significant findings page is not the entire report. The complete report may include additional information of concern. Items listed on this page warrant prompt attention. A significant item is a specific issue with a system or component of a residential and/or commercial property that may have a significant, adverse impact on the value of the property or that poses an unreasonable safety risk to the occupant(s).

Limitations

That which limits; a restriction, a qualification; a restraining condition, defining circumstance, or qualifying conception.

Further Evaluation

A suggested examination and/or analysis by a qualified specialist to determine the presence, extent, or absence of a material defect. This is an examination that is beyond the scope of our standards of practice and inspection agreement.

Make Corrections As Needed

A correction is something that needs to be fixed, improved repaired and/or replaced. As needed means as required.

Maintenance

Maintenance means routine servicing, adjustment, cleaning, or upkeep intended to help a system or component continue to perform as intended. Maintenance items are commonly found in both newer and older properties and are considered a normal part of property ownership. It is important to note that maintenance recommendations do not necessarily indicate a defect, but rather an opportunity to help preserve the condition, performance, or expected service life of a system or component.

Monitor

Monitor means a condition was observed that may benefit from periodic observation over time. The condition may not require immediate action but should be watched for changes, deterioration, or further development. It is important to note that monitored conditions may remain unchanged for extended periods; however, changes in the condition may warrant additional evaluation or corrective action.

Upgrade

Upgrade means an improvement that may enhance performance, efficiency, convenience, reliability, or overall operation. Upgrade recommendations are generally optional and are not necessarily associated with a defect or deficiency. It is important to note that an upgrade recommendation reflects an opportunity for improvement and does not imply that the existing system or component is improperly functioning.

POOL & SPA PROPERTY INFORMATION

Start Time	07/13/2026 10:00AM
End Time	07/13/2026 11:30AM
Present For Inspection	Homeowner
Air Temperature (Degrees F)	95
Weather Conditions	Sunshine, No Rain Last 24 Hours
Ground Conditions	Dry
Year Built	2001
Occupancy	Occupied
Pool Age	25
Utilities Water	On
Utilities Electric	On
Utilities Natural Gas	On

SUMMARY OF SIGNIFICANT FINDINGS

CAUTION: THE ENTIRE REPORT MUST BE REVIEWED
(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

POOL AND SPA INSPECTION

Pool/Spa Barrier & Gate Type & Condition

Barrier Leaning Observed

The pool barrier was observed leaning in one or more areas. Leaning barriers may indicate movement, inadequate support, or deterioration.

Location: Rear, Right, Side



RECOMMENDATION:

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Barrier Gate Not Self-Closing

Location: Rear

Notes : It was also observed that the latching hardware should be replaced by a qualified specialist.



RECOMMENDATION:

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Coping Type & Condition**Coping Cracked/Damaged**

Cracking or damage was observed at the pool coping material. Damaged coping may allow water intrusion and continued deterioration.

Location: Right, Side

**RECOMMENDATION:**

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Pump System**Pool Pump Condition****Pool Pump Making Unusual Noise**

Unusual noise was observed during pump operation. Excessive noise may indicate worn bearings, cavitation, motor concerns, or other mechanical issues.

Location: Pool equipment area



RECOMMENDATION:

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Inspectors Signature: *Steve Johnson*

Date: 07/13/2026

THE ENTIRE REPORT SHOULD BE REVIEWED

(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

POOL & SPA

Pool/Spa Location

Rear

Pool/Spa Type

- Inground Pool
- Spa Not Present

Pool Shell Type & Condition

Satisfactory

- Concrete / Gunite

Pool/Spa Barrier & Gate Type & Condition

- Timber/Wood

Barrier Leaning Observed

The pool barrier was observed leaning in one or more areas. Leaning barriers may indicate movement, inadequate support, or deterioration.

Location: Rear, Right, Side



RECOMMENDATION

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Barrier Gate Not Self-Closing

Location: Rear

Notes : It was also observed that the latching hardware should be replaced by a qualified specialist.

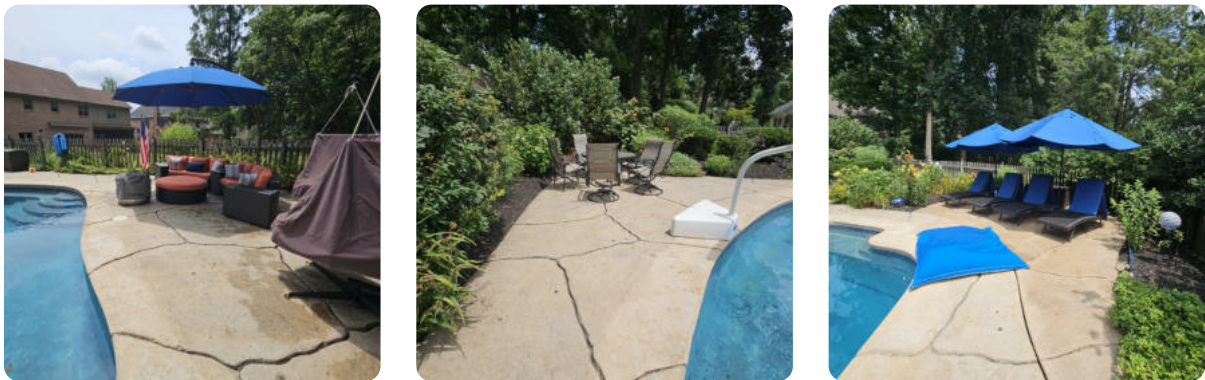


RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Decking Type & Condition

- Satisfactory
- Stamped Concrete



Cracks Observed In Decking Surface

Cracking was observed at portions of the pool decking surface. Cracking may allow moisture intrusion and could worsen over time depending on movement and environmental conditions.

Location: Left, Side



RECOMMENDATION

Monitor the condition and address if performance declines or conditions change.

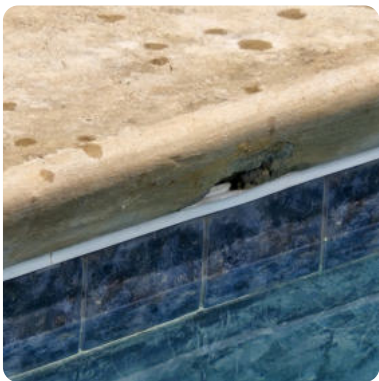
Coping Type & Condition

- Cantilevered Concrete

Coping Cracked/Damaged

Cracking or damage was observed at the pool coping material. Damaged coping may allow water intrusion and continued deterioration.

Location: Right, Side

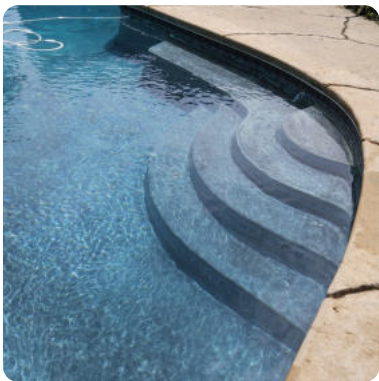


RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

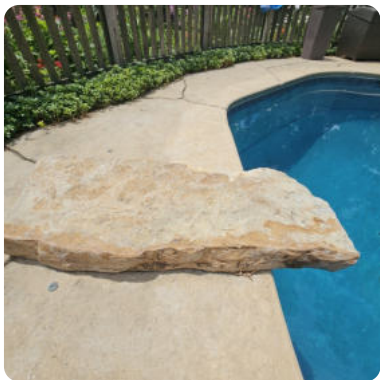
Pool Steps, Ladders and Entry Points

Satisfactory



Diving Rock

Satisfactory



Pool/Spa Cover

Pool Cover Stowed Away At Time Of Inspection

The pool/spa cover was observed in a stored or stowed position at the time of inspection and was not installed for evaluation. As a result, the condition, fit, operation, and overall performance of the cover could not be fully determined during the inspection.

Location: Garage

Pool/Spa Tile

Satisfactory



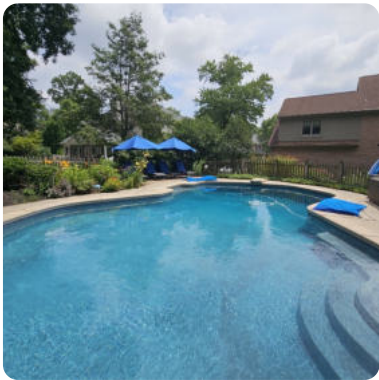
Pool/Spa Drains

Functional



Water Level & Water Condition

Satisfactory



Pool Pump Manufacturer

Type : Hayward

Model # and/or Serial #



Pool Pump Type

Type : Single Speed

Pool Pump Condition

Pool Pump Making Unusual Noise

Unusual noise was observed during pump operation. Excessive noise may indicate worn bearings, cavitation, motor concerns, or other mechanical issues.

Location: Pool equipment area



RECOMMENDATION

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Pool Filter Manufacturer

Type : Pentair

Model # and/or Serial #



Pool Filter Type

Type : Diatomaceous Earth (DE)

Pool Filter Condition

Functional



Pool Filter Inspector's Remarks

The current occupants also just told me that they backwashed the system last

Pool Heater Manufacturer

Type : Hayward

Pool Heater Type

Type : Natural Gas (NG)

Pool Heater Condition

Functional



Pool Piping

Satisfactory

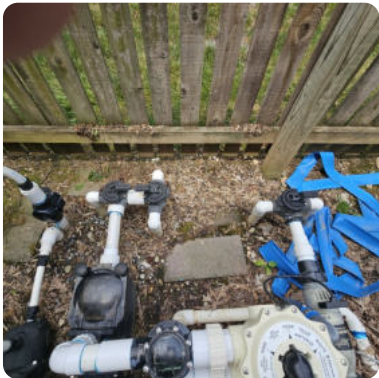
- PVC

Underground Pool Piping Could Not Be Evaluated

Underground portions of the pool piping system are concealed and could not be fully evaluated during the inspection. Recommendation:No recommendation at this time. Concealed underground piping is beyond the scope of a visual inspection.

Pool Control Valves

Functional



Pool Skimmer Types & Condition

Functional

- In-Ground Surface Skimmer



Chlorinator/Salt System Manufacturer

Type : Jandy

Model # and/or Serial #



Chlorinator/Salt System Type

Type : Salt Chlorine Generator

Chlorinator/Salt System Condition

Functional



Pool Sweep Manufacturer

Type : Polaris

Model # and/or Serial #



Pool Sweep Type

Type : Pressure Side w/Booster Pump

Pool Sweep Condition

Functional



Pool Timer/Control Manufacturer

Type : Intermatic

Model # and/or Serial #



Pool Timer/Control Type

Type : Mechanical Timer

Pool Timer/Control Condition

Functional



Pool Timer/Control Manufacturer

Type : Intermatic

Model # and/or Serial #



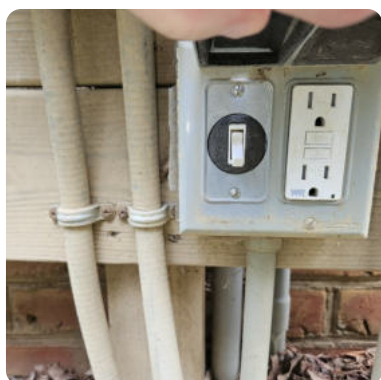
Pool Timer/Control Type

Type : Mechanical Timer

Pool Timer/Control Condition

Functional



Pool/Spa Electrical, Bonding & GFCI Protection**Functional****Pool Lighting/Transformer Manufacturer****Type : Jandy****Pool Lighting/Transformer Type****Type : Surface-Mounted Light****Pool Lighting/Transformer Inspector's Remarks**

The timed intermittent lighting color change did not function when the light was activated. It is recommended to have this evaluated by a qualified specialist for necessary corrections.

