POOLS PLUS

Pool Inspection Report - SAMPLE

This is a sample report showing format and structure only. Property details and findings below are illustrative, not a real inspection.

Property (sample): 1234 Sample Way, Rocklin, CA 95677
Inspection type: Pre-purchase (escrow)
Overall condition grade: Good
Report delivered: within 24 hours of on-site visit (full-color PDF)

01 - Executive Summary

- Pool is operational and safe to swim with the safety items below addressed.
- Estimated near-term repair budget (sample): $450-$900.

02 - Water Chemistry Results

- pH 7.6 (ideal 7.4-7.6) * Alkalinity 90 ppm * Calcium 300 ppm * Free chlorine 2.5 ppm * Salt 3,200 ppm * CYA 45 ppm * TDS within range.

03 - Equipment Inventory and Condition

- Pump: Pentair IntelliFlo3 VSF, 2023, Good. Filter: cartridge, 2022, Good - clean recommended. Heater: gas, 2019, Fair. Automation: IntelliCenter, Good. Each item photo-documented with model and serial numbers in a full report.

04 - Surface and Structure

- Plaster: light staining, no delamination observed (sample). Tile and coping: intact. Photos with annotated concern areas in a full report.

05 - Safety Compliance - MUST-ADDRESS ITEMS

- VGB drain covers: compliant, documented. Bonding: verified at equipment pad. GFCI protection: PASS. Barrier/gates: one gate latch flagged - self-closing adjustment recommended before close of escrow.

06 - Cosmetic and Wear Items - NEGOTIATION CONTEXT

- Surface staining at waterline (cosmetic). Minor coping grout wear (maintenance). These items do not affect safety or operation and are listed separately so they are not confused with Section 05 findings.

07 - Scope and Limitations

- This inspection is a visual and functional assessment of the pool, spa, and related equipment as observed on the day of the visit. Findings describe observed conditions at that time only.
- Safety items (VGB drain covers, bonding, GFCI protection, barriers and gates) are checked and reported as observed. This report is not a certified electrical inspection, a structural engineering assessment, or a formal code-compliance determination.

- Equipment lifespan figures and repair amounts are good-faith estimates based on age, observed condition, and current local pricing - they are not guarantees or firm quotes.
- Conditions that are concealed or underground, and systems not operating at the time of the visit, may not be detectable beyond the checks described in this report. Where a finding falls outside pool-service scope, this report recommends evaluation by the appropriate licensed specialist.