



POOL INSPECTION INFORMATION

Pool/Spa Inspection

HomeGuard Pool/Spa Inspections are performed by ASHI Certified Home Inspectors, who abide by the ASHI Code of Ethics and Standards of Professional Practice. HomeGuard pool/spa reports include pool equipment, safety equipment, and the pool/spa surrounding areas. It does not contain a bid for repair.

Why Order a Pool Inspection?

When buying or selling a home, a residential pool and/or spa inspection is vital to ensure the safety and longevity of the pool and its equipment. Pools and spas can be expensive to maintain and repair, as well as introduce various safety concerns.

A few areas of concern are:

1. Equipment Operation

Part of the pool inspection will include a visual inspection and basic operation of the equipment used to operate the pool or spa, including motors, pumps, valves, filters, and heating systems. The equipment will be inspected for defects such as leaks in exposed plumbing, deficient heating and electrical, and other malfunctioning components. A pool inspection will introduce the idea of safety, and longevity of its equipment. This will assist in knowing what repairs are needed, or if complete replacement of equipment is necessary.

2. Safety Equipment

With all pools and spas, safety is a major concern. There are even certain federal and state laws requiring safety measures with all pools and spas. Pool and spa inspections require devices to ensure that proper safety features are present and in good working condition. Electrical components are another safety concern, and the inspector will look over all visible and accessible electrical equipment to verify that the appropriate safety standards are met. Lastly, steps and ladders, or any other points of egress, will be inspected for defects to ensure they follow local regulations.

3. The Surrounding Area

Just as important as the pool or spa, is the surrounding area. Making sure that pool and spa regulations are being followed in the surround area will minimize risk of injury. With an inspection, inspectors will determine if the home is compliant with all local regulation regarding pool and spa safety. The inspector will give specific instructions to help improve the area before buying or selling the home. This might include safety barriers, fencing, coping, and sidewalks.

Annual pool or spa maintenance

Keep in mind that regular maintenance and inspection is critical for any pool or spa owner, ensuring pool equipment is in good working condition. It is recommended homeowners obtain the services of a licensed pool operator on a regular basis. Doing this will minimize risk of injury or costly repairs related to neglect or resulting from equipment malfunction.

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If you need any further information please feel free to contact HomeGuard, Inc. at

855-331-1900



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HomeGuard ASHI Certified Home Inspectors will inspect and comment on the following key areas of a Pool and Spa during the course of the inspection:

- Safety features, such as the presence of a perimeter fence that surrounds the pool with a gate that should open outward and self-closing/self-latching locks. Other safety features may include GFCI protection and functionality, presence of door alarms, pool/spa covers, safety drain covers, safe egress (steps, hand rail) etc.
- Visible conditions including defects in the pool/spa structure, interior surfaces (plaster), and materials.
- Pool/Spa Equipment including the condition and functionality of pumps, visible plumbing, heaters, filters, gauges, electrical components, Pool and Spa lights, skimmers, bonding wire etc.
- Visual condition of the decking and coping that surrounds the Pool and Spa (cracks, lifting, trip- hazards).
- Vegetation, grading, surface drainage, and retaining walls that is likely to adversely affect the swimming pool or spa.



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