



RELIABLE PROPERTY INSPECTION, LLC

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(714) 584-4386

**To have adequate and functional water flow through the pool system, there are several things that need to be in good shape:**

- There has to be enough water in the pool or spa. Check the level of the water.
- There shouldn't be any water leaks at the plumbing connections or equipment.
- All of the valves should be fully open.
- There shouldn't be any trapped air in the system. Air at the filter tank should be purged routinely.
- The skimmer and main drain should be clear of blockage and debris. Skimmers require cleaning.
- The strainer pot at the pump should be cleaned routinely.
- There might be an imbalance of the water chemistry, causing scaling. Check for scale-causing clogging or restriction of water flow.
- The heater should be on and activated. The gas shut-off valve should be open. The switch should be on. Check for a pilot light, ignition, or flame at the fuel-fired heater. Check the level in the propane storage tank.
- The thermostat should be connected, active and set properly.

#### **POOL AND/OR SPA INSPECTION CHECKLIST**

**The following inspection checklist was adapted from the guidelines recommended by the National Swimming Pool Foundation.**

1. Adequate fencing, gates, barriers, alarms, and/or other protective devices are installed. • Adequate storage space is provided for equipment.
2. Surfaces leading to the pool, including the deck and steps, are slip-resistant.
3. Decks on all sides of the pool meet minimum safety standards.
4. The deck is separated from the pool wall perimeter.
5. There are no standing puddles on the deck.
6. All ladders, stanchions, chairs, rails, treads, plates, and other deck equipment are tightly secured in place.
7. An adequate means of egress from the pool is provided.
8. Steps, treads, ramps, ledges, and any other protrusions into the pool are marked with a contrasting color coating or tile on both the top and vertical rise.
9. No unpleasant odors or irritating fumes are apparent.
10. Main drain grates are bolted securely to the pool's bottom.
11. Grates are visible from the deck, with no damage apparent.
12. Drain covers are installed.
13. Water return inlets are installed.
14. There's no discoloration of the water.
15. Algae growth is not visible.
16. The pool water is tested at the frequency required or desired.
17. All water quality and chemical levels are within acceptable ranges during the most current test.
18. The heater is installed on a level, non-combustible base.
19. Safety devices are installed on the heater.



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20. Check valves between the heater and filter are installed.
21. Bonding and grounding are visible.
22. The heater is installed downstream of the pump and filter.
23. A solar-heating system is installed.
24. The solar-heating system is active.
25. Adequate clearances around the heater are maintained.
26. Coping stones and tiles are not chipped, cracked or loose.
27. The pool shell appears smooth, without readily visible defects.
28. There is no visible surface staining.
29. The water level appears to be maintained to allow for the removal of floating debris.
30. The water level appears at the proper height to allow continuous overflow of water into the gutters or skimmers.
31. Skimmer weirs, skimmer baskets, deck covers, and flow-adjustment devices are installed.
32. Lights are installed and are operational.
33. GFCIs are installed.
34. Electrical wiring is not passing directly over the pool or spa.
35. No apparent defects or signs of repair are observed at the diving board.
36. The manufacturer of the diving board is visible on the board itself.
37. The centrifugal pump is secured to its base and is operating quietly.
38. The hair and lint strainer basket is clean of debris.
39. Pipes and fittings are not leaking.
40. Pipes are supported adequately.
41. Pipes are not showing signs of calcification, corrosion or deterioration.
42. Air pressure-relief valves are installed on all pressure filter tanks.
43. Filter tanks are accessible.
44. A clean sight glass or visual outfall of at least 3 feet has been provided.
45. The pressurized filter tanks and hair and lint traps are not leaking and are properly sealed.
46. All piping, filters and components that are part of the system are labeled, tagged, color-coded or otherwise identified.
47. Spa
  - a) The spa is operational.
  - b) No physical damage is apparent at the spa.
  - c) A spa timer is installed and not reachable by a spa user.
  - d) The emergency shut-off switch for the spa is installed and clearly labeled.



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