



MY REAL ESTATE INSPECTORS

4088835382

myrealestateinspectors@gmail.com

<http://www.myrealestateinspectors.com>



## SWIMMING POOL AND SPA TEMPLATE

1234 Main St. San jose CA 95136

Buyer Name

05/24/2022 9:00AM



Inspector

MREI Team

4088835382

[myrealestateinspectors@gmail.com](mailto:myrealestateinspectors@gmail.com)



Agent

Agent Name

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

# TABLE OF CONTENTS

1: Swimming Pools and Spas	4
Standard of Practice	16

---

# SUMMARY

---



UPGRADES/MAINTENANCE  
ITEMS



RECOMMENDED  
IMPROVEMENTS

---

- ⊖ 1.1.1 Swimming Pools and Spas - Safety Devices:: No pool fencing
- ⊖ 1.1.2 Swimming Pools and Spas - Safety Devices:: Door alarms are not installed.
- ⊖ 1.2.1 Swimming Pools and Spas - Pool Area Coping, Tile and Decking:: Cracked Tile Noted
- ⊖ 1.2.2 Swimming Pools and Spas - Pool Area Coping, Tile and Decking:: Cracked and wornout plastic separators
- ⊖ 1.2.3 Swimming Pools and Spas - Pool Area Coping, Tile and Decking:: Stain
- ⊖ 1.3.1 Swimming Pools and Spas - Vessel Surface:: Minor crack
- 🔧 1.8.1 Swimming Pools and Spas - Pool Plumbing:: Observed taped seal around joint valves
- ⊖ 1.9.1 Swimming Pools and Spas - Pumps:: Pump is Loose

# 1: SWIMMING POOLS AND SPAS

		IN	NI	NP	O
1.1	Safety Devices:	X			
1.2	Pool Area Coping, Tile and Decking:	X			
1.3	Vessel Surface:	X			
1.4	Drains:	X			
1.5	Pool Electrical:	X			
1.6	Control Valves:	X			
1.7	Filtering/Cleaning Type:	X			
1.8	Pool Plumbing:	X			
1.9	Pumps:	X			
1.10	Accessories		X	X	

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations/Recommendations

## Information

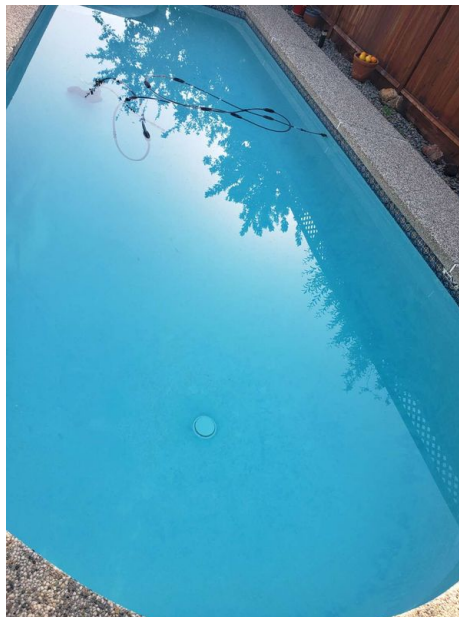
### Type of Pool/Spa:

Inground Pool and Spa

### Vessel Surface:: Interior Finish

#### Material:

Plaster/Gunite



### Pool Electrical:: Electric Controls:

Local Subpanel



**Pool Electrical:: Equipment**  
**Bonding:**  
Heater



**Pool Electrical:: Wiring Type:**  
Rigid Metal



**Filtering/Cleaning Type:: Water**  
**Treatment:**  
Standard Chlorine

**Pool Plumbing:: Pipes:**  
PVC



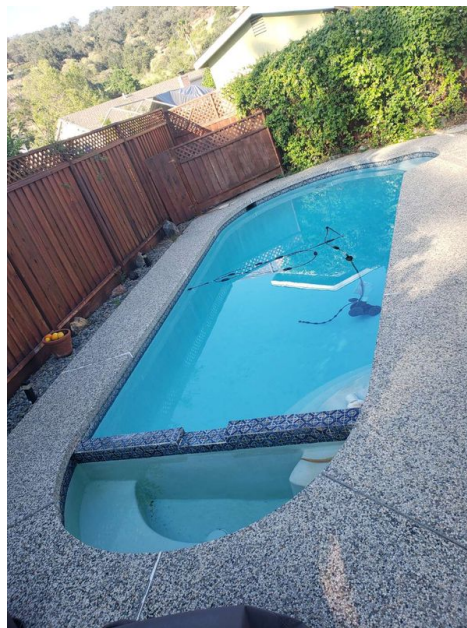
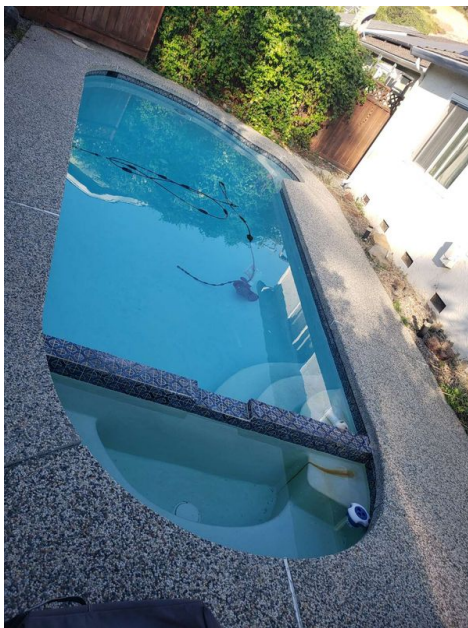
**Pool Plumbing:: Fill Valve Type:**  
Manual

**Pumps:: Water Heater**





## Pool/Spa View



### Pool and Spa Safety Information:

#### Pool and Spa Safety Information:

For up to date pool safety recommendations go to the following:

[Pool Safely](#)

and

[Red Cross Pool Safety](#)

and

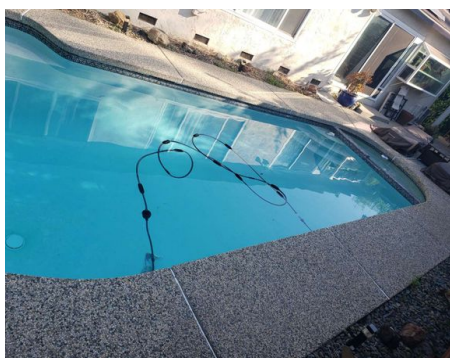
[Pool Safety Guidelines](#)

and

[Barrier Guidelines](#)

California Law has been modified to direct pool/spa owners to recommend at least 2 of the 7 Safety Items are present. The Swimming Pool Safety Act:

[CA Pool Safety Act](#)



### Safety Devices:: Pool Barriers:

Not present

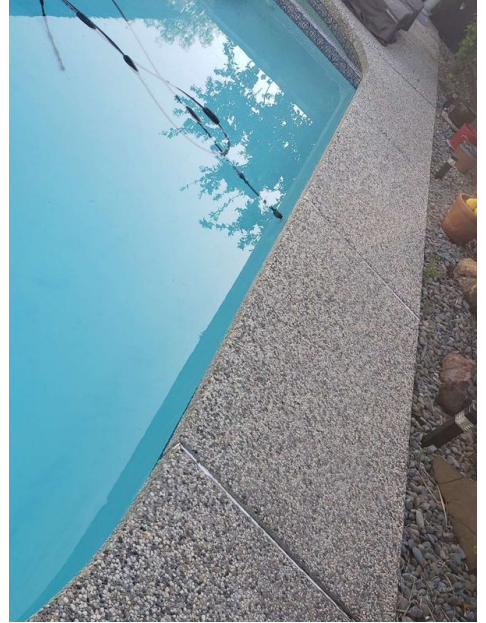
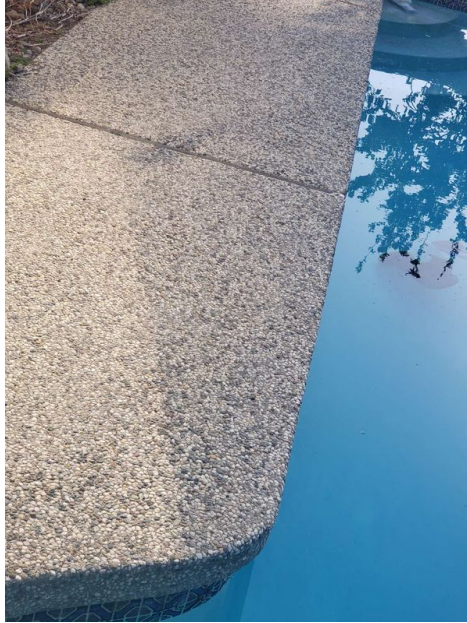
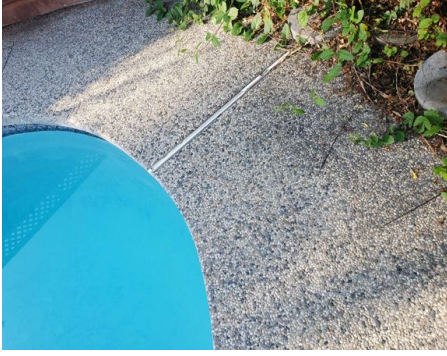
All pool fencing should be a minimum of 60 inches with the latch a minimum of 54 inches off the grade. Gates should be self-closing and self-latching and open away from the pool/spa area.

Testing Satisfactory.

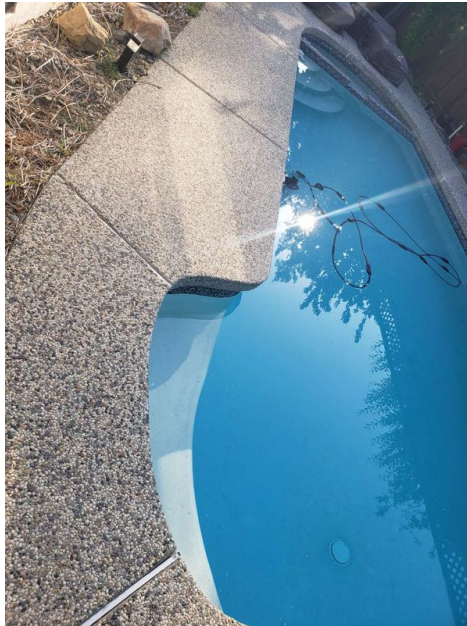


**Pool Area Coping, Tile and Decking:: Coping Type:**

Concrete, Stone

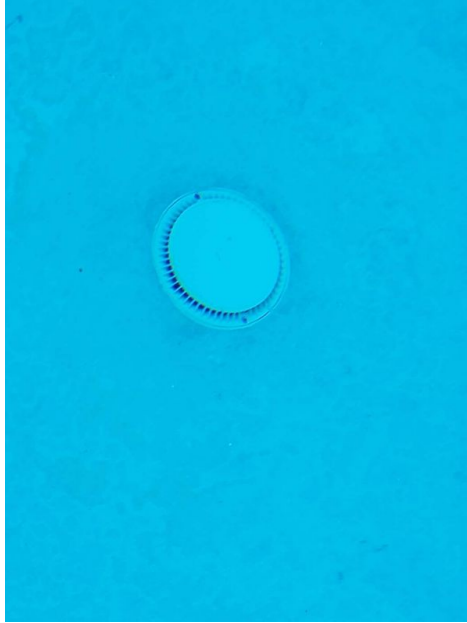
**Pool Area Coping, Tile and Decking:: Decking Type:**

Concrete, Stone





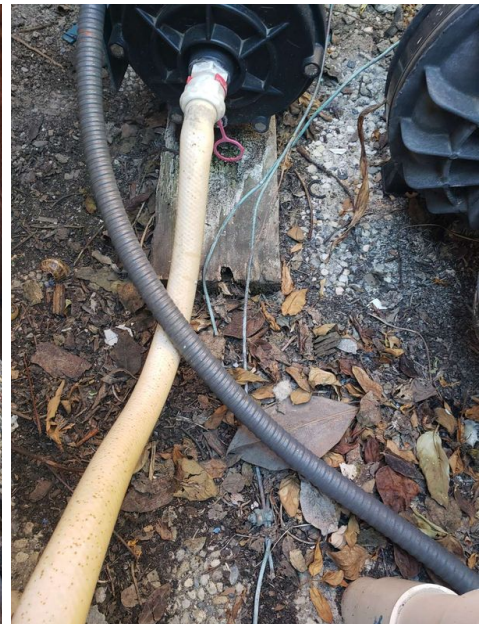
**Drains:: Drain Type(s):**  
Anti-vortex Drain Covers



**Drains:: Returns**  
2 returns observed.



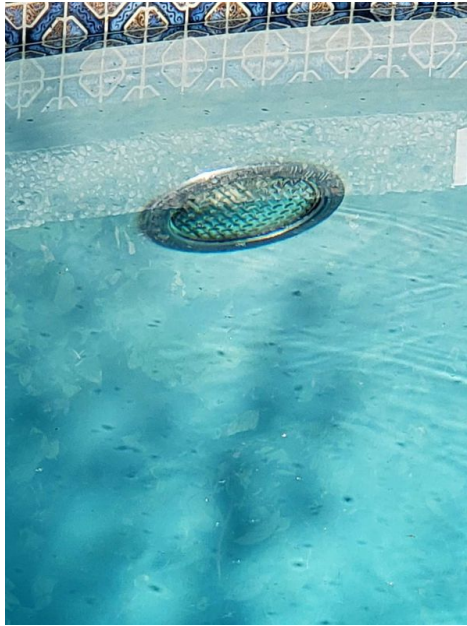
**Pool Electrical:: Circuit Breaker Location(s):**  
Equipment Area, Other, Bonding





**Pool Electrical:: GFCI Protection**

Pool Light(s)

**Control Valves:: Valve Type(s):**

Standard Manual Valves



Filtering/Cleaning Type:: Filtering Components:  
Skimmer, Pool Sweep



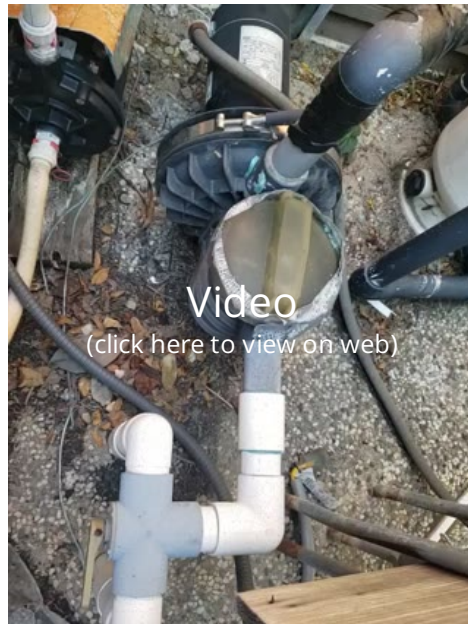
Filtering/Cleaning Type:: Filtration Type:  
Cartridge





## Pumps:: Pump Types:

### Standard



## Observations/recommendations

### 1.1.1 Safety Devices:

#### **NO POOL FENCING**

No separate pool area fencing was installed at this time. We recommend upgrading by installing pool fencing.

Recommendation

Contact a qualified Swimming Pool Contractor



Recommended Improvements



### 1.1.2 Safety Devices:

#### **DOOR ALARMS ARE NOT INSTALLED.**

All doors that lead to the pool area should be protected with door alarms unless separate pool fencing is installed.

**\*\*Door alarm not functional\*\***

Recommendation

Contact a qualified Swimming Pool Contractor



Recommended Improvements



## 1.2.1 Pool Area Coping, Tile and Decking:

**CRACKED TILE NOTED**

The cracked tile(s) should be evaluated and repaired as needed by a qualified pool contractor.

## Recommendation

Contact a qualified Swimming Pool Contractor



Recommended Improvements



## 1.2.2 Pool Area Coping, Tile and Decking:

**CRACKED AND WORNOUT PLASTIC SEPERATORS**

At the time of inspection observed several plastic separators on the decking section to have been cracked and separated. This is bothering safe hazard and also water can get in the cracks and cause further damage.

## Recommendation

Contact a qualified professional.



Recommended Improvements





1.2.3 Pool Area Coping, Tile and Decking:

**STAIN**

Recommendation

Contact a qualified professional.

 Recommended Improvements

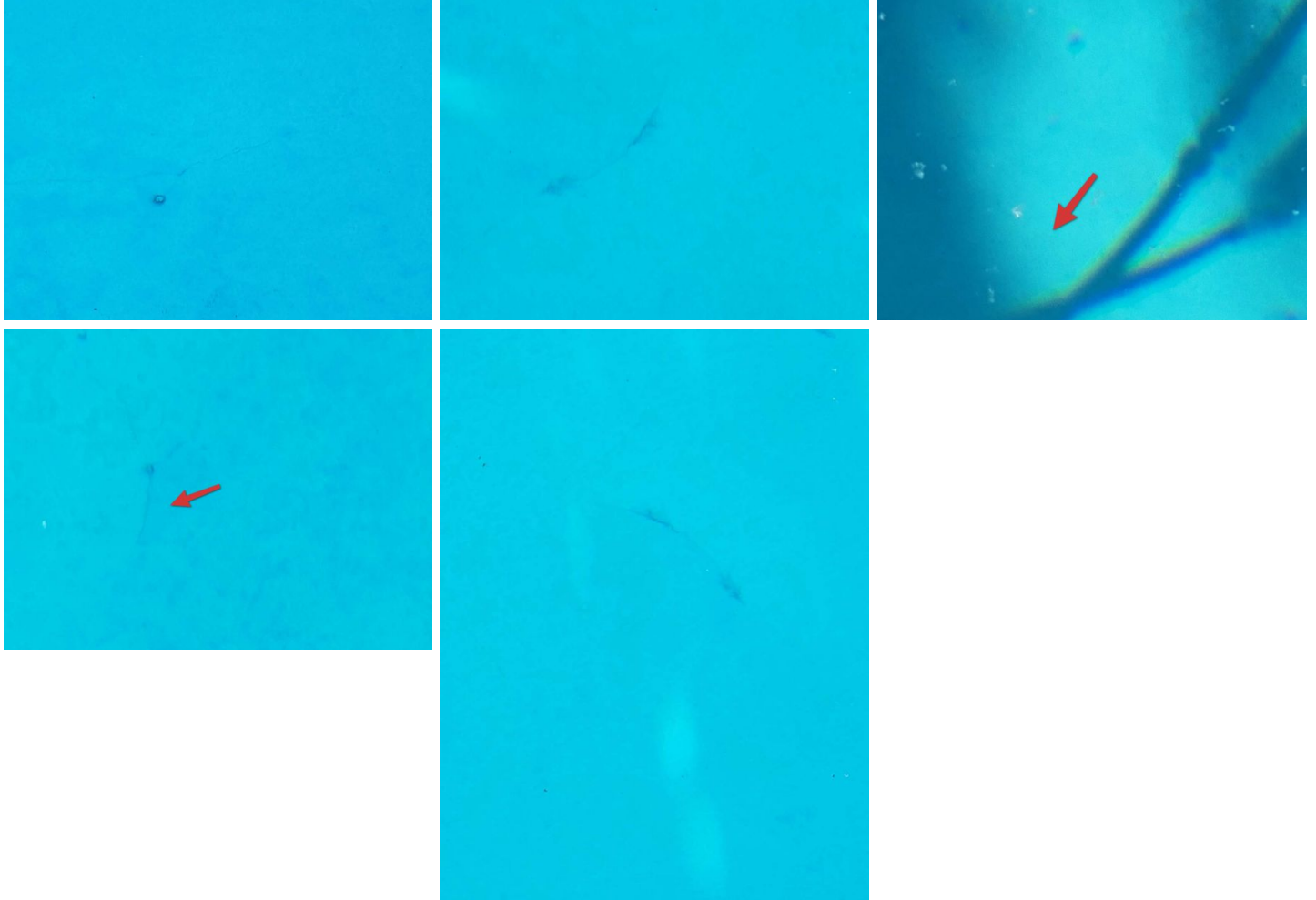


## 1.3.1 Vessel Surface:

**MINOR CRACK**

## Recommendation

Contact a qualified professional.

 Recommended Improvements

## 1.8.1 Pool Plumbing:

**OBSERVED TAPED SEAL AROUND JOINT VALVES**

At the time of inspection observed old and wornout duct tape around the joint valves. I didn't detect any water leak please check with home owner for details.

## Recommendation

Contact a qualified professional.

 Upgrades/Maintenance Items

## 1.9.1 Pumps:

**PUMP IS LOOSE**

The pool pump should be properly secured or anchored to prevent movement.

## Recommendation

Contact a qualified Swimming Pool Contractor

 Recommended Improvements





---

# STANDARDS OF PRACTICE

---