



THE INSPECTION KINGDOM LLC

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POOL & SPA INSPECTION REPORT

1234 Main Street
Houston, TX 77068

Buyer Name

07/02/2026 9:00AM



Inspector

DeAndre Henderson

DeAndre Henderson

TREC Licensed, InterNACHI
Certified, Infrared Certified, Sewer
Scope Certified, Pool & Spa
Certified, FAA Part 107 Licensed
(Drone)

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Inspector

Jeff Ashley

Jeffrey Ashley

TREC Licensed, InterNACHI
Certified, Infrared Certified, Sewer
Scope Certified, Pool & Spa
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107 Licensed (Drone)

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Agent

Agent Name

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TABLE OF CONTENTS

1: Swimming Pools and Spas	5
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The Inspection Kingdom LLC

Pool & Spa

DeAndre Henderson (requested), Jeff Ashley (requested)

-  1.1.1 Swimming Pools and Spas - Safety Devices:: Door alarms are not installed.
-  1.1.2 Swimming Pools and Spas - Safety Devices:: No pool fencing
-  1.1.3 Swimming Pools and Spas - Safety Devices:: Perimeter gates do not comply with barrier requirement.
-  1.1.4 Swimming Pools and Spas - Safety Devices:: Self-closing hinges not functioning as intended
-  1.2.1 Swimming Pools and Spas - Pool Area Coping, Tile and Decking:: Chipped and Spalling Stone Coping
-  1.2.2 Swimming Pools and Spas - Pool Area Coping, Tile and Decking:: Cracked Pool Decking
-  1.7.1 Swimming Pools and Spas - Filtering/Cleaning Type:: Debris in skimmer basket

1: SWIMMING POOLS AND SPAS

Information

In Attendance Home Owner	Occupancy Occupied	Type of Pool/Spa: Inground Pool and Spa
Pool/Spa View	Pool Area Coping, Tile and Decking:: Coping Type: Stone	Pool Area Coping, Tile and Decking:: Decking Type: Concrete
Vessel Surface:: Interior Finish Material: Plaster/Gunite	Drains:: Drain Type(s): Anti-Entrapment Drains	Pool Electrical:: Electric Controls: Phone App, Pool equipment area



Pool Electrical:: Wiring Type:

Liquid Tight Conduit

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

Automatic Valves with Actuator

**Filtering/Cleaning Type:: Filtering Components:**

Skimmer

Filtering/Cleaning Type:: Water Treatment:

Auto-Chlorination

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

Auto-fill valve with float

**Pool Plumbing:: Visible Pipes:**

PVC

**Spa Controls:: Control(s):**

Equipment Area, Phon App

We recommend verifying equipment with seller.

**Heating:: Heating Type:**

Natural Gas Heater

**Heating:: Did the pool heater operate properly?**

Yes



Brief Explanation of Limitations

All items noted in the inspection report are a reflection of the condition of the pool and its surrounding area at the time of the inspection and not a warranty or guarantee of how long they will continue to work or of future damage. Unexpected repairs should still be anticipated. The inspection report should not be considered a guarantee or warranty of any kind. The inspection is not a code inspection, any previous permits for the property will not be examined nor does it qualify as a city occupancy inspection. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection report. Reading and reviewing the entire inspection report is recommended as items can be missed when being moved to the summary page. We may have been unable to fully view the foundation walls, structural components, floors, slabs, crawl spaces, attics and etc. In all locations due to the following - finish materials, storage items, and personal belongings. These items prevent the inspector from viewing, testing, or having access to every area or component. In brief, it prevents the inspector from viewing, accessing, and checking all items. Concealed defects are NOT within the scope of our inspections. There may be deferred maintenance or items needing further evaluation, services, or repairs. We recommend that you do a careful check and final walk-through of the home prior to the closing.

The inspection report is not a pass or fail report.

The inspection is not a code inspection and is not to be used as a code inspection.

This report is for the exclusive use of our Client and is not intended for any other purpose. The report is based on the information available to us at the time of the inspection. Should additional information become available at a later date, we reserve the right to determine the impact, if any, the new information may have on our discovery and recommendations and to revise our opinions and conclusions if necessary and warranted.

We can make no representations regarding conditions that may be present but concealed or inaccessible during the scope. Additional reportable conditions may be discovered with further access and an opportunity for inspection. Inspection of the inaccessible areas will be performed at an additional cost after access is provided.

Blue Box: **Maintenance Items**

These items generally are maintenance items, DIY items, or recommended upgrades that will fall into this category.

Orange Box: **MAJOR CONCERN**

These items should always be addressed by a qualified contractor. If these items are left unrepaired they can potentially lead to expensive repairs and potential safety issues.

Red Box: **SAFETY CONCERNS**

These items cover any potential safety issues small or large immediate or items that have the potential to become safety-related defects if not repaired. These items should always be repaired by a qualified contractor immediately.

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:

Perimeter Yard Fencing

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.

Pool Electrical:: Circuit Breaker Location(s):
Equipment Area



Pool Electrical:: Equipment Bonding:
Pump(s), Heater



Pool Electrical:: Pool Light Operable
Yes



Filtering/Cleaning Type:: Filtration Type:
Cartridge



Pumps:: Pump Types:

Standard, Circulation



Spa Controls:: Spa Jets:

Jets were operational, Air Blower (bubbler)



Limitations

General

POOL INSPECTION

A pool/spa inspection is a visual non-invasive inspection based on the visible conditions of the pool/spa at the time of the inspection, it does not include any buried or concealed components. A pool inspection does not determine chemical levels, quality of water, the depth of the water, or total gallons of water. Pool covers or not removed or installed. All pumps must be turned on and in operable condition to be inspected. Diving boards and slides are not part of a pool inspection.

Deficiencies

1.1.1 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.



Safety Items



1.1.2 Safety Devices:

NO POOL FENCING

No separate pool area fencing was installed at this time. It is recommended to have proper fencing with proper gates and latches installed.



Safety Items



1.1.3 Safety Devices:

PERIMETER GATES DO NOT COMPLY WITH BARRIER REQUIREMENT.

All the perimeter gates that provide access to the pool/spa area should be self-closing and self-latching and open away from the pool area and the latch needs to be 52 inches off the ground. It is recommended to have them repaired.



Safety Items



1.1.4 Safety Devices:

SELF-CLOSING HINGES NOT FUNCTIONING AS INTENDED

Observed that the self-closing hinges on the gate(s) securing the swimming pool area are not functioning as intended. After each use, the gate does not fully close, compromising the safety measures required by TREC and IRC. It is recommended to promptly address and repair the self-closing mechanism to ensure the gate consistently closes securely, meeting safety standards.



Safety Items

Recommendation
Contact a handyman or DIY project



1.2.1 Pool Area Coping, Tile and Decking:

Major Concerns

CHIPPED AND SPALLING STONE COPING

Chipping and spalling observed on the stone coping around the pool area. This deterioration exposes the underlying material to further water infiltration and freeze-thaw damage, which accelerates degradation. The compromised coping may also create sharp edges that pose a safety hazard to swimmers. A pool contractor should evaluate the extent of damage and recommend repair or replacement of affected sections.



1.2.2 Pool Area Coping, Tile and Decking:

Major Concerns

CRACKED POOL DECKING

Cracks were observed in the pool decking during inspection. These cracks can allow water infiltration beneath the surface, potentially compromising the structural integrity of the deck and creating trip hazards for swimmers and guests. A pool contractor should evaluate the extent and depth of the cracks to determine if repairs, resurfacing, or replacement is necessary.

Recommendation
Contact a qualified swimming pool contractor



1.7.1 Filtering/Cleaning Type:

DEBRIS IN SKIMMER BASKET

Poolside skimmer(s) were observed to contain a significant amount of debris in the skimmer basket. This condition may impede optimal skimming efficiency. To ensure proper functionality, it is recommended to routinely clean the skimmer basket to prevent obstruction and maintain the effectiveness of the skimming process. Regular maintenance in accordance with the manufacturer's guidelines is advised to uphold the pool's overall performance.

Recommendation

Contact a qualified swimming pool contractor

 Major Concerns

