EMERALD COAST
POOL INSPECTIONS

Emerald Coast Pool Inspections
A free checklist for buyers and agents
Santa Rosa Beach, FL · Serving the Emerald Coast

Pool Red Flags Before You Close

Below ground, above ground, and underwater. Protect your investment before you close.

Walk the pool during a showing and check off anything you notice. One red flag doesn't mean the pool is bad. It means the pool deserves a closer look while you're still in your inspection period.

Water and leaks

- [ ] **Low water, or an autofill that keeps running**
  Losing more than normal evaporation can point to a leak in the shell or plumbing.
- [ ] **Wet soil or sinking pavers near the pool or equipment**
  Damp ground on a dry day can be water escaping from a buried line.
- [ ] **Cracks at the tile line or skimmer**
  Cracks here can let water out and can mean the shell or skimmer has moved.
- [ ] **Air at the returns, or a pump that loses prime**
  Air getting into the system can mean a suction-side leak.

Surfaces and equipment

- [ ] **Etched plaster or rust stains**
  Rough or stained surfaces can mean water care problems or corroding metal.
- [ ] **Heater won't fire, or shows soot**
  Heaters are costly to replace, and many never get switched on at a showing.
- [ ] **Leaking unions, a corroded motor, or high filter pressure**
  Signs of wear at the pad can mean parts are near the end of their life.
- [ ] **A fresh patch or fresh paint**
  Recent touch-ups are normal, but ask what they were covering.

Safety and water

- [ ] **Unbonded light niche, or a GFCI that trips**
  Bonding and GFCI problems matter for electrical safety around water.
- [ ] **An old or flat drain cover, or a single main drain**
  Drain covers and drain layout protect swimmers from suction hazards.
- [ ] **No barrier or alarm around the pool**
  Fences, self-latching gates and alarms are key safety layers.
- [ ] **Just-treated water on showing day**
  Freshly shocked or balanced water can hide what the pool looks like day to day.

Our $300 pool inspection runs 9 tests: diving the pool, hydrophone listening, pressure test, dye test, static test, water chemistry, safety check including bonding wires, equipment longevity check, and heater temperature and thermal check. Led by Robert Kopald, CPO, 15 years in the pool industry. General information, not a substitute for an inspection.

SCAN TO BOOK

CALL US

(850) 904-5056

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$300 flat pool inspection · Report within 24 hours · 7 days a week, 8 AM to 7 PM