EMERALD COAST
POOL INSPECTIONS

Pool Inspection Report

COMPREHENSIVE POOL & SPA INSPECTION

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

SAMPLE REPORT

Property	Sample Property, Santa Rosa Beach, FL	**Prepared For**	Sample Client
Inspection Date	[Sample Date]	**Report Date**	[Sample Date]
Inspector	Emerald Coast Pool Inspections	**Report Type**	Comprehensive Pool Inspection

$300 flat rate
Comprehensive inspection

3 hours
On site, pool & attached spa

Within 24 hours
Written report with photos

11 findings
Numbered to match photos

INSPECTION SUMMARY

A comprehensive pool inspection was performed at the property above, in three layers. **Below ground**, the plumbing pressure test and dye test found **no underground leaks**, static or under pressure. **Above ground**, we checked the equipment, heater, safety and bonding wires, and water chemistry; one active equipment leak was found at the pump motor drain plug. **Underwater**, we dove the pool and checked surfaces and fittings, with hydrophone listening and a static water-loss test. Two safety items need immediate attention, the heater is not operational, and several equipment and surface items are noted below. Each finding is numbered to match the photos in this report.

2	3	3	3
Safety Hazards	Needs Repair	Maintenance Recommended	Operational / Good

1 LEAK TESTING

Tests performed: hydrophone listening on plumbing lines, pressure testing, dye testing at fittings and surfaces, static (water-level) testing, and an underwater dive of the pool shell, lights, and drains.

#1 Active Leak at Pump Motor Drain Plug

An active leak was observed at the Pentair pump motor drain plug, with a wet area under the pump. This is an above-ground equipment leak and should be repaired promptly to prevent further water loss and damage to the equipment pad.

REQUIRES REPAIR

[Photo #1]

#2 Underground Leak Test Results

No underground leaks were detected under static conditions or under pressure. The pool shell and underground plumbing appear to be holding water at the time of inspection.

NO UNDERGROUND LEAK DETECTED

[Photo #2]

2 SAFETY & BONDING

#3 Bonding Wire Not Attached to Pump Motor

The equipotential bonding wire is not attached to the pump motor. Proper bonding is a critical electrical safety requirement that helps prevent shock hazards. This should be corrected by a qualified technician as soon as possible.

SAFETY HAZARD – CORRECT IMMEDIATELY

[Photo #3]

#4 North Main Drain Cover Loose

The north main drain cover was found loose. A secure, properly fitting main drain cover is required for bather safety and anti-entrapment standards. The cover should be secured, or replaced if damaged.

SAFETY ISSUE – SECURE OR REPLACE

[Photo #4]

3 WATER CHEMISTRY

#5 Salt Level & Salt Chlorine Generator

Salt level was measured at approximately **3,100 ppm**, within the acceptable operating range for the system. The salt cell is operational and functioning within normal limits.

OPERATIONAL – WITHIN LIMITS

[Photo #5]

4 EQUIPMENT LONGEVITY

#6 Pentair Variable Speed Pump – Drive Screen Not Working

The variable speed pump motor is operational and performing within expected limits. The digital drive screen is not working and will need to be replaced. The motor still runs, but without the display the settings are hard to monitor and adjust.

MOTOR OK – DRIVE SCREEN NEEDS REPLACEMENT

[Photo #6]

#7 Pool Light

The pool light was tested and is fully operational.

OPERATIONAL

[Photo #7]

5 HEATER – TEMPERATURE & THERMAL CHECK

#8 Jandy 400,000 BTU Heater (2025) – Not Operational

The heater is not operational. Diagnosis points to a failed water temperature sensor. Because the heater would not run, temperature rise could not be measured. Contact the original installer or manufacturer about repair coverage.

NOT OPERATIONAL – SENSOR REPLACEMENT NEEDED

[Photo #8]

SAMPLE

6 ATTACHED SPA

No Attached Spa at This Property

This sample property does not have an attached spa. When a spa is present, it is inspected and leak tested along with the pool, and findings are numbered in this section.

NOT APPLICABLE

7 STRUCTURE & SURFACE

#9 Coping at Tile Line – Degraded

The coping at the pool tile line shows degradation. Resealing the perimeter coping is recommended to prevent water from getting behind the tile and further weakening the bond.

RESEALING RECOMMENDED

[Photo #9]

#10 Deck Expansion Joints – Slight Cracking

Slight cracking was observed in the pool deck expansion joints. These joints should be resealed to maintain expansion control and keep water out of the deck base.

RESEALING RECOMMENDED

[Photo #10]

#11 Plaster Condition

The plaster is in good overall condition. Slight discoloration was noted around the pool returns. This is typically cosmetic and can be improved with an acid wash.

GOOD CONDITION – ACID WASH OPTIONAL

[Photo #11]

RECOMMENDED ACTIONS (PRIORITY ORDER)

1. Immediate (Safety): Attach the bonding wire to the pump motor (#3) and secure or replace the north main drain cover (#4).

2. Short-term: Repair the leak at the pump motor drain plug (#1). Have the heater's water temperature sensor replaced (#8). Contact the original installer or manufacturer about repair coverage.

3. Equipment: Replace the pump's non-working drive screen (#6).

4. Surface: Reseal the coping at the tile line (#9) and the deck expansion joints (#10). Consider an acid wash for the minor discoloration around the returns (#11).

Limitations. This report reflects conditions observed at the time of inspection. It is based on a visual and operational check of accessible systems. Hidden defects, intermittent leaks, and conditions that develop after the inspection are outside the scope of this report. Findings are numbered to match the photos taken during the inspection.

This is a sample report. Client, property, and date details have been removed.

Respectfully submitted,
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SAMPLE