

Pool/Spa

- ◆ Fence 48" high / 2" above grade max
- ◆ Gate, lockable, self closing and open away from pool; if latch <54" must be on pool side
- ◆ Audible alarm at rear door/window with direct pool access
- ◆ Anti-vortex drains
- ◆ Spalling, cracking, loose or missing tile
- ◆ If pool not completely filled be suspicious, often indicative of serious problem
- ◆ Spa/pool drains, (Minimum two)-spa must have one vertical and one horizontal
- ◆ Check return inlet for flow, check for bubbles (indicating leak in piping)
- ◆ No over the rim fill spouts, except located under diving board
- ◆ Skimmer; one for every 900 sqft of surface area
- ◆ Diving boards, secured and water depth adequate
- ◆ Perimeter over flow present

- ◆ Vinyl sided pools
- ◆ 20-30 Mil liners recommended
- ◆ Check for fading (chlorine & pH levels important)
- ◆ Check for wrinkling, bottom and corners; indicates aging and stretching
- ◆ Check bead at top securing liner in place
- ◆ If sand used for base of liner (poolcrete best), note this is often abrasive / premature deterioration
- ◆ Recommend client inquire as to if transfer of warranty exist

- ◆ Deck mounted fill line must be protected or "trip hazard"
- ◆ Tags must be present on all components
- ◆ Filter PSI 15-18 average- lower indicates pump/filter concern – higher; needs cleaning
- ◆ Filter type typically DE Diatomaceous earth / flat filter screen in circular housing
- ◆ Filter type canister filter with paper filter / typically spas
- ◆ Filter valves; often note leaks or broken parts
- ◆ Filter; Note any algae build up as efficiency issue with filter or treatment system
- ◆ If any equipment is located below flood rim, valves must be isolated in circulation piping system.
- ◆ Skimmer or perimeter overflow channel system is required

- ◆ Check valve between filter and heater must be present
- ◆ If valves not manipulated note; valves configuration not changed or manipulated during inspection
- ◆ Pump Strainer basket, clean and basket on inlet side of pump. If cover not transparent (disclaim)
- ◆ Pump mounted on solid base
- ◆ Pump life expectancy new 5+, older pumps 10-12 yrs
- ◆ Pump noise excessive
- ◆ Pumps; check for water tight electrical connections
- ◆ Pumps must be bonded and grounded
- ◆ Piping leaks
- ◆
- ◆ Heaters in garages, same rules as water heater
- ◆ Heater life expectancy 5-8 yrs
- ◆ Heaters check rusting, leakage, fuel and venting
- ◆ Heating equipment with shut off valve located between heater and pool must have PRVvalve
- ◆ Heaters must be bonded and grounded
- ◆ Heater / electric must be < 48 amp breakers
- ◆
- ◆ Gas piping #18 tracer wire present on gas line

- ◆ Gas piping; no plastic or copper visible
- ◆
- ◆ Pool enclosures are inherently problematic, moisture level leads to decay, especially near window/doors
- ◆
- ◆ Grading and surrounding environment-hillside/mudslide
- ◆ Excessive settling, especially towards pool as water seepage between apron and pool damage coping
- ◆ Coping must be soft and sealed tightly

- ◆ Conduit required from lighting fixture to panel board; RMC, IMC or RNC
- ◆ Equipments rooms or pits must be supplied with adequate drainage
- ◆ Bonding wire, #8 copper or larger should be visible on all metal/electrical component; tied to rebar grid
- ◆ No above ground pool light <5' from pool, unless 12' high
- ◆ Grounding (goes to earth) wire must be insulated and ># 12 copper
- ◆ Bonding (connective electrical field) wire #8 exposed; does not need to connect with grounding electrode
- ◆ Electric pool cover motor must be > 5' from pool
- ◆ One receptacle required between 5-10' of pool/spa
- ◆ All fixtures should be isolated and GFCI on all outside outlets
- ◆ Junction boxes-4' from pool, 8" above water line, 4" above deck
- ◆ NO FLUSH DECK BOXES unless <15 volts and filled with approved compound
- ◆ Exterior receptacles 10' away from pool, except for pump 5-10', twist lock type
- ◆ Pool lights and outlets must be GFCI
- ◆ Pool lights (underwater) must be >18" below water level
- ◆ All pool fixtures must be isolated
- ◆ The feeder between sub panel and service equipment must have ground wire
- ◆ Sub panel – neutral and ground bus bars must be isolated!
- ◆ Electrical cords or extension cords <3'
- ◆ No overhead service lines within ten feet of pool perimeter
- ◆
- ◆ Spa / Hot tubs
- ◆ Blowers; recommend mounted 12" above water level
- ◆ Outdoors; same rules as pool

- ◆ Indoors; Min 1 receptacle >5' & <10' from spa
- ◆ GFCI all recep within 10'
- ◆ No recep within 5'
- ◆ No wall switches within 5'
- ◆ Light fixture <7'6" above water OK if GFCI and rated for damp locations
- ◆ No cord connected or hanging fixtures within 3' perimeter & 8' vertically

- ◆ Recommend that client contact the company that built and services the pool for additional information