



Summit Home Inspection

2847 Canyon Ridge Drive, Suite 210 Riverside, CA 92507

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POOL / SPA INSPECTION REPORT



888 Bluewater Bend

Norco, CA 78704

Inspected on Jul 10, 2026

INSPECTOR

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PREPARED FOR

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Purpose, Scope, and Limitations of Inspection

Purpose and Scope

This report was prepared for the named client and reflects the inspector observations of visible, readily accessible, and safely observable conditions at the property on the date and time of inspection only. The inspection was limited, visual, and non-invasive. It was not technically exhaustive and did not include destructive testing, engineering analysis, dismantling, excavation, moving personal property, opening finished surfaces, or inspecting concealed, inaccessible, unsafe, shut down, buried, or excluded systems and components.

Limitations

This report is not a warranty, guarantee, insurance policy, code-compliance inspection, permit review, appraisal, engineering report, environmental assessment, design consultation, repair specification, cost estimate, or representation that the property is safe, insurable, marketable, habitable, or suitable for any particular use. Conditions can change after the inspection, and concealed or latent defects may exist.

Client Responsibilities

The summary is not the entire report. The client must read the complete report, including all sections, photos, limitations, exclusions, comments, recommendations, and attachments. Any recommended further evaluation, correction, repair, replacement, monitoring, or specialist review should be performed by qualified, licensed, and insured professionals before any applicable inspection, objection, option, contingency, insurance, or due diligence deadline expires.

Photos and Annotations

Photographs, diagrams, arrows, circles, captions, and other visual annotations are provided as examples or supporting documentation of selected observations. They are not intended to show every defect, every instance of a defect, every inspected area, or every condition discussed in the report. The absence of a photograph does not mean an item was not inspected or that no concern exists.

Pool / Spa Addendum

This Pool / Spa Inspection Report is limited to visible and readily accessible pool and spa components and normal operating controls observed at the time of inspection. It does not determine code compliance, child safety compliance, leak-free condition, water chemistry, bacteriological quality, hydraulic design, equipment sizing, structural engineering, underground plumbing condition, or future performance.

Executive Summary

3

IMMEDIATE REPAIRS

5

PRIORITY REPAIRS

2

MONITOR / MAINTENANCE

PROPERTY DETAILS

INSPECTION DATE

Jul 10, 2026

WEATHER CONDITIONS

Clear and sunny

PEOPLE PRESENT

Client, buyer agent, and inspector

TYPE OF STRUCTURE INSPECTED

Single-family home with in-ground pool and attached spa

INSPECTION TIME

10:30 AM

APPROX. OUTDOOR TEMPERATURE

86 F

ESTIMATED YEAR BUILT

2002

This inspection of the in-ground pool and attached spa at 888 Bluewater Bend was performed on July 10, 2026, under clear conditions. The pool shell, deck, circulation system, filtration equipment, heater, electrical/lighting components, safety barriers, and spa systems were evaluated to the extent visible and accessible. The pool and spa systems were operating at the time of inspection. Several correction items were identified, including hairline cracking and staining at the pool shell, a raised/cracked deck edge presenting a trip hazard, standing water and an unconfirmed deck separation condition near the shallow-end step, cloudy water with visible algae, a minor pump union drip with elevated bearing noise, an unconfirmed heater check valve along with chemical storage near the heater cabinet, a non-responsive spa light, and a pool gate that did not consistently self-close and latch. Valve labeling/position and portions of the spa equipment pad were inaccessible due to stored items and tight clearances. Details and recommendations for each finding are provided in the corresponding sections below.

HOW TO READ THIS REPORT

The high-level summary is provided for convenience and is not the full inspection report. The client should read every section, including limitations, photos, item details, and recommendations. This report is based on inspector-recorded evidence and visible, accessible conditions at the time of inspection. Recommended evaluations or repairs should be reviewed by qualified professionals before important decision deadlines.

REPORT DISCLAIMERS

Maintenance notes are general homeowner guidance based on the inspection context. They are not repair specifications, warranties, or substitutes for evaluation by qualified professionals.

High-Level Summary

Immediate Repairs Needed

These findings should receive prompt attention due to safety or active-condition concerns.

Immediate: Deck Condition

Deck and Access - A raised, cracked deck edge near the north coping created a trip hazard.
Have the deck edge repaired or leveled by a qualified contractor to eliminate the trip hazard.

Immediate: Heater SOP / Safety Installation

Heater and Heating Equipment - A check valve could not be confirmed between the heater and filter, and pool chemicals were stored near the heater cabinet.
Have a qualified technician verify or install a check valve between the heater and filter, and relocate stored chemicals away from the heater cabinet.

Immediate: Gate Latch

Safety Barriers and Devices - The west side pool gate did not consistently self-close and did not reliably latch.
Have the gate hardware adjusted or repaired to ensure reliable self-closing and self-latching function for safety compliance.

Priority Repairs Needed

These findings should be evaluated or corrected by qualified professionals.

Priority: Pool Shell / Surface

Pool / Spa Structure - Hairline cracking and staining were observed at the shallow-end step and waterline tile transition.
Have the affected shell/tile areas evaluated by a qualified pool surface contractor to determine repair needs and prevent further deterioration.

Priority: Deck Separation / Minimum Standards

Deck and Access - Deck separation at the west pool wall was difficult to confirm, and standing water/puddles were observed near the shallow-end step.
Have a qualified pool contractor further evaluate deck separation at the west wall and correct the drainage condition causing standing water at the shallow-end step.

Priority: Water Clarity and Appearance

Water Quality and Appearance - Water was slightly cloudy with visible algae staining at the spa spillway and shallow-end wall.
Have the pool water balanced, shocked, and filtered by a qualified pool service professional to restore clarity and address algae staining.

Priority: Pump Operation

Pump, Filtration, and Plumbing - The pump operated with a minor active drip at the union and louder-than-typical bearing noise.
Have a licensed pool equipment technician repair the union leak and inspect/service the pump bearings.

Priority: Lights and Controls

Electrical, Lighting, and Bonding - The spa light did not respond at the automation panel during the check.

Have a licensed electrician or pool technician diagnose and repair the spa light and control circuit.

Monitor / Maintenance Notes

These items are ownership planning or monitoring notes and are separate from repair findings above.

Maintenance: Valves - Visible Position

Water Flow and Circulation - Valve positions and labels could not be fully confirmed; stored pool chemicals and tight equipment placement limited access to the valve handles and labels.

Clear stored items from around the equipment pad to allow full access, and have valve positions and labeling verified by a pool service professional.

Maintenance: Inspection Limitations

Spa Systems and Limitations - Stored personal items limited access behind the spa equipment pad, restricting portions of the equipment inspection.

Remove stored items from around the spa equipment pad to allow a complete evaluation by a qualified pool professional.

Report Sections

1. Pool / Spa Structure

P1

The in-ground pool and attached spa have a pebble finish interior with tile accents. Water level and shell condition were generally consistent with normal operation, and the coping/tile interface was inspected with no correction needed. Hairline cracking and staining were noted at the shallow-end step and at the waterline tile transition.

SECTION DETAILS

Pool / Spa Type In-ground pool, Attached spa	Interior Surface Pebble finish, Tile
Visible Surface Condition No notable visible defects	

DETAILED INSPECTION ITEM BREAKDOWN

Pool/spa shell and visible surfaces Status: inspected Defects: Cracking observed; Staining observed Notes: Hairline cracking and staining were observed at the shallow-end step and waterline tile transition.	CORRECTION NEEDED
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Pool / Spa Structure 1.1a - Pool shell and visible interior surface overview.

Coping, waterline tile, and shell interface Status: inspected Notes: QA seed: inspected with no correction needed.	PASS
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Water level relative to shell and skimmers

Status: inspected
Notes: QA seed: inspected with no correction needed.

PASS

2. Deck and Access

P2
Deck materials include concrete and stone with drains and slope intended to direct water away from the pool. Coping, ladders, rails, steps, and the visible diving board were inspected with no correction needed. A raised, cracked deck edge and a deck separation/standing water concern were identified in this area.

SECTION DETAILS

Deck Material
Concrete, Stone

Deck Drainage
Deck drains, Sloped away

Access Features
Steps, Ladder, Handrail

DETAILED INSPECTION ITEM BREAKDOWN

Decking and walking surface condition

Status: inspected
Defects: Trip hazard; Cracking
Notes: Raised cracked deck edge near the north coping created a trip hazard.

CORRECTION NEEDED



Deck and Access 2.1a - Pool deck walking surface and drainage area.

Coping condition

Status: inspected
Notes: QA seed: inspected with no correction needed.

PASS

Ladders, rails, steps, and access equipment Status: inspected Notes: QA seed: inspected with no correction needed.	PASS
Diving board or slide visible condition Status: inspected Notes: QA seed: inspected with no correction needed.	PASS
Deck separation and minimum safety standards Status: inspected Defects: Deck separation concern; Standing puddles Notes: Deck separation at the west pool wall was difficult to confirm and standing water was observed near the shallow-end step.	CORRECTION NEEDED



Deck and Access 2.5a - Deck separation and minimum safety standards

3. Water Flow and Circulation

P3

Skimmer flow, return flow, and spa mode were observed and operating at the time of inspection. Basic water flow and the strainer/debris flow were inspected with no correction needed. Valve positions and labeling could not be fully confirmed due to access limitations.

SECTION DETAILS

Operation Status Operating at inspection	Flow Observed Skimmer flow observed, Return flow observed, Spa mode observed
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DETAILED INSPECTION ITEM BREAKDOWN

Basic water flow and circulation Status: inspected Notes: QA seed: inspected with no correction needed.	PASS
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Water Flow and Circulation 3.1a - Return flow observed during basic circulation check.

Visible valve condition and position

NOT INSPECTED

Status: inaccessible

Access limitation: Stored pool chemicals and tight equipment placement limited access to the valve handles and labels.

Notes: Valve positions and labels could not be fully confirmed.

Skimmer and pump strainer debris observations

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

4. Drains, Covers, and Returns

P4

Main drain, skimmer, return inlets, and deck covers were visible from the deck. Drain covers, skimmer weirs/baskets, and return inlet fittings were inspected with no correction needed.

SECTION DETAILS

Drain Visibility Visible from deck	Fittings Observed Main drain, Skimmer, Return inlets, Deck covers
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DETAILED INSPECTION ITEM BREAKDOWN

Drain covers and grates where visible

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

Skimmer weirs, baskets, and deck covers

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.



Drains, Covers, and Returns 4.2a - Skimmer basket and visible skimmer condition.

Return inlets and visible fittings

Status: inspected

Notes: QA seed: inspected with no correction needed.

PASS

5. Water Quality and Appearance

P5

Water temperature was recorded at 82°F at the shallow end, and a chemistry spot-check was performed; bacteriological analysis was not included in this inspection. The water quality testing disclaimer item was inspected with no correction needed. Cloudy water with visible algae and surface film was observed.

SECTION DETAILS

Water Clarity Cloudy	Water Appearance Visible algae, Surface film
Water Temperature Recorded in notes	Chemistry Testing Status Spot-check recorded
Bacteriological Analysis Status Not included	Water Temperature Value 82 F measured at shallow end.

DETAILED INSPECTION ITEM BREAKDOWN

Water clarity and visible appearance

Status: inspected

Defects: Cloudy water; Visible algae

Notes: Water was slightly cloudy with visible algae staining at the spa spillway and shallow-end wall.

CORRECTION NEEDED



Water Quality and Appearance 5.1a - Water clarity and visible appearance

Water testing / chemistry result status Status: inspected Notes: QA seed: inspected with no correction needed.	PASS
Water temperature observation Status: not present Notes: Optional component not present for this QA seed.	NOT PRESENT

6. Pump, Filtration, and Plumbing

P6
The pump was installed approximately in 2020, plumbing is PVC, and the filter is a cartridge-type unit with a Pentair label visible; a hose bib was installed at the equipment pad. Filter condition, the equipment pad, and visible plumbing fittings were inspected with no correction needed.

SECTION DETAILS

Equipment Observed Pump, Filter, Valves, Chlorinator/sanitizer, Automation controls	Filter Type Cartridge
Visible Pipe Type PVC	Pump Age / Year Installed approximately 2020
Hose Bib Status Near Pool Installed	Filter Brand If Visible Pentair label visible.

DETAILED INSPECTION ITEM BREAKDOWN

Pump operation and visible condition

CORRECTION NEEDED

Status: inspected
Defects: Active leak; Excessive noise
Notes: Pump operated with a minor active drip at the union and louder-than-typical bearing noise.



Pump, Filtration, and Plumbing 6.1a - Pump and equipment pad overview.



Pump, Filtration, and Plumbing 6.1b - Close view of pump union area where minor dripping was observed.

Filter tank and filter components

PASS

Status: inspected
Notes: QA seed: inspected with no correction needed.



Pump, Filtration, and Plumbing 6.2a - Filter tank, gauge, and visible fittings.

Visible piping, fittings, labels, and supports

Status: inspected
Notes: QA seed: inspected with no correction needed.

PASS

Equipment pad and storage area

Status: inspected
Notes: QA seed: inspected with no correction needed.

PASS

7. Heater and Heating Equipment

P7

The gas-fired heater, manufactured in 2019, is rated at 250,000 BTU with a digital control at the equipment pad; it operated when tested. No solar heating equipment was present. Heater controls/fuel connection and visible heater condition, along with plumbing safety devices, were inspected with no correction needed.

SECTION DETAILS

Heater Energy Source Gas	Heater Operation Operated when tested
Heater Age / Year Manufactured in 2019	Solar Heating Not observed
Heater BTU / Efficiency If Labeled 250,000 BTU label visible.	Heater Thermostat / Control Location Digital control at equipment pad.
Solar Heating Type Not present.	

DETAILED INSPECTION ITEM BREAKDOWN

Heater visible condition and installation

Status: inspected
Notes: QA seed: inspected with no correction needed.

PASS



Heater and Heating Equipment 7.1a - Pool heater visible condition and clearance area.

Heater controls, thermostat, and fuel shutoff observations Status: inspected Notes: QA seed: inspected with no correction needed.	PASS
Heater plumbing and visible safety devices Status: inspected Notes: QA seed: inspected with no correction needed.	PASS
Solar heating system where present Status: not present Notes: No solar heating equipment was observed.	NOT PRESENT
Heater safety devices, valves, bonding, storage, and clearances Status: inspected Defects: Check valve not observed; Chemical storage concern Notes: A check valve could not be confirmed between the heater and filter, and pool chemicals were stored near the heater cabinet.	CORRECTION NEEDED

8. Electrical, Lighting, and Bonding

P8

GFCI protection was observed, along with an automation panel, switches, and a nearby breaker panel. Two underwater lights and four low-voltage deck lights (wattage not visible) were observed. Bonding, overhead wiring/GFCI, and visible electrical equipment were inspected with no correction needed.

SECTION DETAILS

Controls Observed Automation panel, Switches, Breaker panel nearby	Pool / Spa Lighting Pool light, Spa light
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GFCI Observation
GFCI observed

Deck Light Details
Four low-voltage deck lights observed; wattage not visible.

Underwater Light Count
Two underwater lights observed.

DETAILED INSPECTION ITEM BREAKDOWN

Visible electrical equipment

Status: inspected
Notes: QA seed: inspected with no correction needed.

PASS

Visible bonding conductors

Status: inspected
Notes: QA seed: inspected with no correction needed.

PASS

Lights and controls observed

Status: inspected
Defects: Light did not operate; Control did not operate
Notes: Spa light did not respond at the automation panel during the check.

CORRECTION NEEDED



Electrical, Lighting, and Bonding 8.3a - Pool control and lighting equipment observed.

Overhead wiring and GFCI observations

Status: inspected
Notes: QA seed: inspected with no correction needed.

PASS

9. Safety Barriers and Devices

P9

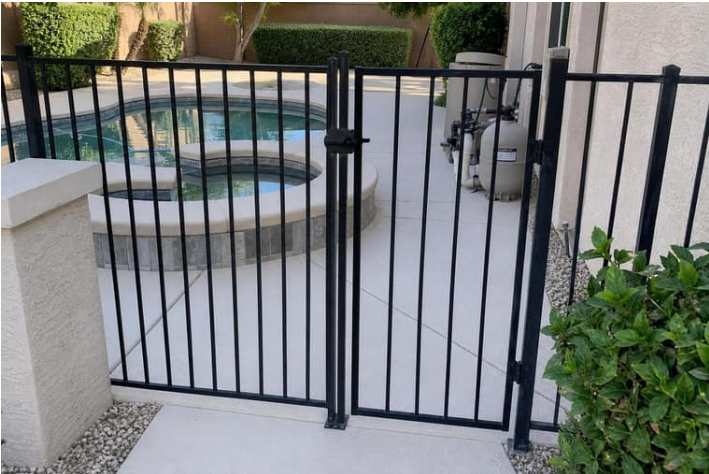
Barriers observed include a fence, gate, and door alarm; a pool cover was not installed. Alarms/covers, deck site safety, and general barrier condition were inspected with no correction needed.

SECTION DETAILS

Barriers Observed Fence, Gate, Door alarm	Gate Operation Did not self-close/latch
Cover Status Cover not installed	

DETAILED INSPECTION ITEM BREAKDOWN

Barrier condition Status: inspected Notes: QA seed: inspected with no correction needed.	PASS
Gate self-closing/latching Status: inspected Defects: Gate did not self-close; Gate did not latch Notes: West side pool gate did not consistently self-close and latch.	CORRECTION NEEDED



Safety Barriers and Devices 9.2a - Pool barrier gate and latch operation point.



Safety Barriers and Devices 9.2b - Gate latch alignment gap after the gate failed to self-latch.

Alarms, covers, and safety devices Status: inspected Notes: QA seed: inspected with no correction needed.	PASS
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Site safety observations near pool/spa

Status: inspected
Notes: QA seed: inspected with no correction needed.

PASS

10. Spa Systems and Limitations

P10
The attached spa was present and operational when tested. Spa safety controls and overall spa condition/operation were inspected with no correction needed. Access to portions of the spa equipment pad was limited by stored items.

SECTION DETAILS

Spa Present Spa present	Spa Operation Operational when tested
Limitations Observed Equipment inaccessible, Personal items/storage	

DETAILED INSPECTION ITEM BREAKDOWN

Spa visible condition and operation

Status: inspected
Notes: QA seed: inspected with no correction needed.

PASS



Spa Systems and Limitations 10.1a - Attached spa overview and operating condition.

Spa timer and emergency shut-off observations

Status: inspected
Notes: QA seed: inspected with no correction needed.

PASS

Inspection limitations and exclusions

NOT INSPECTED

Status: inaccessible
Access limitation: Stored personal items limited access behind the spa equipment pad.
Notes: Stored items limited portions of the equipment inspection.