

POOL AND SPA INSPECTION ADDENDUM

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY



Client: _____ Client Phone: _____ Client Email: _____

Inspection Address: _____ City: _____ State: _____ Zip: _____

Inspection Type: Pool Equipment Only Spa Equipment Only Pool & Spa Package

Client recognizes this is an addendum to a Home Inspection Agreement requesting a limited visual inspection of the swimming pool and-or spa to be conducted by Housecall Property Inspections, herein after known as the Inspector, for the purpose of informing the client of major deficiencies in the condition of the inspected pool and-or spa. Conditions of this inspection are identified in the Home Inspection Agreement, this addendum, and the resulting report. This addendum MUST be read, signed and returned to the Inspector prior to the inspection date.

1) **Scope of Service:** This inspection includes evaluation of certain major swimming pool and-or spa systems, components and equipment, for items which may need major repair or further evaluation by a specialist, including the following: interior, exterior, electrical, plumbing, heaters, primary equipment, and child safety barriers. A swimming pool or spa is defined as a contained body of water that contains water eighteen inches or more in depth at any point and is intended for swimming or immersion.

This inspection is primarily visual and limited in nature and scope. It is concerned only with clearly visible and easily accessible, at the time of the inspection, aspects of certain systems. The intent of the inspection is to determine that the systems, components, or items are performing their function without apparent major deficiencies, in the opinion of the Inspector. The inspection is not intended to be in-depth, all encompassing, technically exhaustive, invasive or destructive, for governmental regulation or code compliance, concerned with current or future use, and is not an attempt to detect and report all deficiencies present. It is not within the scope of this inspection to attempt to determine the remaining life of any systems or components. Evaluation and reporting of minor, easily correctable, or cosmetic defects and deficiencies is not the intent or focus of the inspection. If such conditions are reported, it is as a courtesy only. If certain conditions are mentioned, verbally or in the report, it is not meant to imply that there are not other unreported conditions.

The inspection and report does NOT provide any guarantee, warranty or insurance policy of any kind for the items inspected, nor is it a guarantee that all defects of the pool and-or spa were discovered, nor is it a warranty of the condition or function or safety of undisclosed items or unreported defects. The Inspector is NOT a guarantor or insurer of the conditions of the pool and-or spa, disclosed or undetected.

The pool and-or spa must be full, clean, operational and accessible for inspection on the date and time agreed upon. If re-inspections are needed to complete the inspection process, there may be additional fees assessed.

2) **Limitations and Exclusions:** You acknowledge and agree that this inspection and the inspection report and findings are limited in nature and scope, and that the following are among items NOT COVERED, nor can they be accurately assessed during a limited inspection: 1) Evaluation of accessories such as, but not limited to: water features, diving or jump boards, ladders, slides, steps, or any other recreational components including pool equipment enclosures (pool house/sheds). 2) Operating or evaluating security systems, alarms, remote controls, radio controls, computer controls, low voltage electrical systems, antennas, electronic controls, key-operated switches, timers, photo-electric, motion sensing, or other such similar non-primary electric devices, components, or systems. 3) Operating or evaluating pool and-or spa cleaning systems, covers, back-flushing systems, automatic water levelers, anti-vortex drains, valves, air switches, jets, aerators, skimmers, chemical injection systems, water chemistry or other conditioning devices, and related components. 4) Evaluate thermostat(s) or their calibration, heating elements and solar systems. 5) any system, structure, or component of the pool and/or spa which is inaccessible, below grade, concealed from view, or cannot be inspected due to circumstances beyond the control of the inspector, or which client has agreed not to be inspected. 6) Determining compliance with installation guidelines, manufacturers' specifications, building codes, all ordinances, regulations, covenants, zoning, or other restrictions, including local interpretations thereof. 7) Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufactures (including product defects, recalls, or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, HOAs, attorneys, real estate agents or brokers. 8) Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying, or soils-related examinations. 9) Certain factors relating to any systems, structures, or components of the pool and-or spa, including, but not limited to adequacy, efficiency, durability, or remaining useful life, costs to repair, replace, or operate, fair market value, or advisability of purchase. 10) Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, chemicals, corrosive, contaminants, wildfire, geologic, or flood. 11) Systems or components of the pool and-or spa that are not permanently installed. 12) Systems or components that have been disconnected, shut down, or in the opinion of the inspector could result in damage to the pool and-or spa components or systems. 13) Come into contact with pool and-or spa water to examine any system, structure, or component. 14) Evaluate adequacy of any child safety barriers.

3) **Client Statement:** I acknowledge that this is a 2nd page addendum for pool and-or spa inspection services. My signature below confirms that I have read, understand, and agree to all the provisions specified herein.

Inspection Date: _____ Inspection Fee: \$ _____



Inspector

Date

Client or Approved Agent Signature

Date

Please list names and email addresses of individuals authorized to receive a copy of the inspection report