

# Sample pool inspection report

A scrubbed, fictional sample showing the report style: direct findings, plain-language notes, safety observations, and equipment concerns without drama.

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## Sample only

This is not a real property report. It is a representative format for buyers, sellers, agents, and transaction coordinators.

## Pool Inspection Report

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Sample property: 123 Example Lane, Bloomington, IL

Inspection type: Real estate pool inspection

Report window: 30 days

Fee: \$400

### Overall Summary

The pool and accessible equipment were visually inspected under sample operating conditions. Several routine maintenance items were noted. One safety observation and one equipment concern should be reviewed before closing.

### Pool Surface, Coping, and Decking

- Pool surface visible from deck level. No major structural movement observed in this sample.
- Coping showed minor age-related wear at shallow-end corner.
- Decking had one uneven transition near the gate path. Monitor and repair as needed.

## **Equipment Pad**

- Pump operated during inspection. Motor produced audible bearing noise.
- Filter pressure gauge responded, but gauge face was clouded and should be replaced.
- Visible plumbing showed no active spray leak during the inspection window.
- Heater was present but not verified for heat rise in this sample report.

## **Safety Observations**

- Gate did not self-latch consistently. Recommend correction before occupancy or transfer.
- Electrical bonding was visually limited. Recommend qualified evaluation if documentation is unavailable.
- Rescue equipment was not observed at the pool area.

## **Limitations**

This is a visual, non-invasive inspection. It does not include draining the pool, entering the water, underground leak detection, destructive testing, equipment disassembly, code certification, or warranty of future performance.

## **Recommended Next Steps**

1. Have a qualified pool contractor evaluate the pump motor noise.
2. Correct gate latch operation.
3. Replace the filter pressure gauge.
4. Confirm heater operation if heating performance is material to the transaction.