

**POOL INSPECTION ADDENDUM**  
 Between  
**The Real Estate Inspection Company**  
 And

Client Name(s):		Phone:
Current Address:		e-mail:
City, ST, Zip		Notes:
For the property at:		
Inspection Date:		

The pool inspection to be performed for the Client is a non-invasive physical examination, performed for the additional fee of \$160. The inspection is designed to identify material defects in the following systems and components of the swimming pool and/or spa of the subject primary dwelling as they exist at the time of the inspection. The inspection shall be limited to those specific systems and components that are present and visually accessible.

**SCOPE OF THE INSPECTION:** This addendum increases the scope of the home inspection to include an evaluation of the pool/spa. This agreement does not replace, nullify or change the home inspection agreement, and shall not be deemed an increase of any legal or contractual duty or obligation of the Inspector. Components and systems shall be operated with normal user controls only and as conditions permit. The inspection will be performed in accordance with the Standards of Practice of InterNACHI, available at our website ([www.sdinspections.com](http://www.sdinspections.com)) in effect at the time of this inspection. Inspector shall prepare a written inspection report for the sole use and benefit of Client. The inspection report shall describe and identify the inspected systems, structures, and components of the pool/spa and identify material defects in those systems and components observable during the inspection. The pool/spa inspection is limited to:

- Mechanical systems including pumps, motors, gas-fired heaters, filtration components.
- Observable condition of the plaster, vinyl liner, or coating.
- Exposed piping, functional condition of solar panels, lighting and electrical.
- Exposed decking and coping surrounding the pool/spa.
- Remote control or computerized systems, if any, as operated by normal user controls.
- Barrier fencing, installed door alarms and gates.
- Anti-siphon fill valve.

**LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:** Excluded from the pool/spa inspection is any system, structure, or component of the pool and/or spa which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client has agreed is not to be inspected. Unless specifically agreed otherwise between the Inspector and Client, the following are excluded from the inspection:

- Pool body and decorative components such as tile, paint, and special coatings.
- All underground piping and electrical, and leak detection of non-visible plumbing.
- Chemical and water treatment systems, including the chemical conditions of the water in the pool/spa.
- Sizing, adequacy and projections of life expectancy or future performance of any equipment, system, structure or component.
- Determining compliance with installation guidelines, regulations, covenants, or other restrictions, including, local interpretations thereof, or the issuance of permits.
- Adequacy of solar panels or the mounting thereof.
- All Diving boards and/or slides.
- Programming computerized control systems.
- Manual operation of valves.
- All other Limitations, Exceptions, Exclusions as set forth in the Standard Inspection Agreement.

I have read this entire agreement, and I understand and agree to be bound by the terms of this contract. I am aware that this is a limitation of liability and a contract between Client and The Real Estate Inspection Company. Acceptance of the report constitutes acceptance of all contractual terms herein.

Client Signature:		Date:
2nd Client Signature:		Date:
Inspector Signature:		Date: