

RESIDENTIAL PROPERTY INSPECTION SERVICES AGREEMENT

Certified Inspectors, LLC

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SCHEDULE E

SWIMMING POOL & SPA INSPECTION

This Schedule is incorporated into and made part of the Residential Property Inspection Services Agreement ("Agreement"). This Schedule applies only if a **Swimming Pool and/or Spa Inspection** is identified in the Scope of Services and Fees and paid for by the Client. In the event of a conflict between this Schedule and the Agreement, this Schedule shall control only with respect to the Swimming Pool and Spa Inspection.

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1. Purpose

The purpose of the Swimming Pool and Spa Inspection is to provide the Client with a visual evaluation of the readily accessible structural and operational components of the permanently installed swimming pool and/or spa as they exist on the date of the Inspection. The Inspection is intended to identify readily observable Material Defects, significant deficiencies, and safety concerns visible at the time of the Inspection.

The Swimming Pool and Spa Inspection is not a substitute for an engineering evaluation, leak detection service, electrical inspection, code compliance inspection, or guarantee of future performance.

2. Scope of Inspection

The Swimming Pool and Spa Inspection generally includes a visual evaluation of the readily accessible components of the pool and spa, including, where present:

- Pool shell.
- Interior finish.
- Tile line.
- Coping.
- Deck immediately adjacent to the pool.
- Expansion joints.
- Visible deck settlement or displacement.
- Skimmers.
- Main drain covers (visual only).
- Return fittings.
- Pumps.
- Filters.
- Visible plumbing.
- Valves.
- Timers.
- Visible circulation equipment.
- Permanent ladders and handrails.
- Diving boards (visual only, if installed).
- Permanently installed safety barriers, gates, and self-closing devices where readily observable.
- Spa shell and visible equipment, if present.

The Inspector will operate normal system controls when it is safe and practical to do so.

3. Operational Evaluation

The Inspector may operate the circulation system using normal operating controls to verify basic functionality.

Operation of the equipment is limited to the conditions existing at the time of the Inspection and shall not be interpreted as a guarantee of continued operation after the Inspection.

Equipment may fail at any time before or after the Inspection without prior indication.

4. Structural Limitations

The inspection of the pool shell is limited to visible conditions.

The Inspector does not determine:

- Structural design.
- Reinforcing steel placement.
- Soil stability.
- Hydrostatic pressure conditions.
- Shell movement.
- Underground voids.
- Concrete integrity beyond visible surfaces.
- Engineering adequacy.

Hairline cracks, crazing, plaster discoloration, surface etching, and normal aging may occur in swimming pools and may not indicate structural failure.

5. Plumbing Limitations

The inspection is limited to visible plumbing components associated with the circulation system.

The Inspector does not perform:

- Pressure testing.
- Leak detection.
- Dye testing.
- Underground plumbing evaluation.
- Plumbing flow calculations.
- Pipe locating.
- Pipe depth determination.
- Excavation.

The Inspector is not responsible for concealed plumbing leaks or underground piping failures.

6. Electrical Limitations

The Swimming Pool and Spa Inspection is not an electrical inspection.

The Inspector does not determine:

- Electrical grounding.
- Electrical bonding.
- Equipotential bonding grid compliance.
- Underwater lighting safety.
- Voltage testing.
- Electrical load calculations.
- Wiring concealed underground or within structures.
- Compliance with the National Electrical Code or local electrical codes.

Any concerns regarding the electrical safety of the pool or spa should be evaluated by a licensed electrical contractor.

7. Equipment Limitations

The Inspector visually evaluates readily accessible circulation equipment.

Unless specifically included as a separate service, the Inspector does not inspect or evaluate:

- Pool heaters.
- Solar heating systems.
- Heat pumps.
- Salt chlorination systems.
- Chemical automation systems.
- Ozone systems.
- UV sanitation systems.
- Chemical feeders.
- Automatic water level controls.
- Freeze protection systems.
- Remote controls.
- Mobile applications.
- Wireless automation.
- Smart home integration.
- Decorative water features.
- Fountains.
- Waterfalls.
- Fire features.

8. Safety Devices

The Inspector visually observes readily accessible safety features that are present on the date of the Inspection.

The inspection is not intended to certify compliance with:

- Florida Residential Swimming Pool Safety Act.
- Local building codes.
- Federal safety regulations.
- Americans with Disabilities Act (ADA).
- Consumer Product Safety Commission requirements.
- Virginia Graeme Baker Pool and Spa Safety Act.

The absence of comments regarding safety devices shall not be interpreted as confirmation of compliance.

9. Inspection Limitations

The Swimming Pool and Spa Inspection is limited to visible and Readily Accessible conditions existing on the date of the Inspection.

The Inspector is not required to:

- Drain the pool.
- Remove covers.
- Enter the water.
- Dive underwater.
- Disassemble equipment.
- Remove panels.
- Perform destructive testing.
- Operate unsafe equipment.
- Evaluate concealed components.
- Determine water chemistry.
- Determine water quality.
- Operate seasonal equipment that has been winterized or shut down.

10. Exclusions

Unless specifically included as a separate Optional Inspection Service, the Swimming Pool and Spa Inspection does **not** include:

- Leak detection.
- Dye testing.
- Pressure testing.
- Underground plumbing evaluation.
- Electrical grounding evaluation.
- Electrical bonding evaluation.
- Underwater lighting analysis.
- Pool heater inspection.
- Heat pump inspection.
- Solar pool heating systems.
- Salt chlorination systems.
- Chemical automation systems.
- Mobile applications.
- Wireless controls.
- Smart automation.
- Water chemistry analysis.

- Water quality testing.
- Structural engineering.
- Geotechnical evaluation.
- Code compliance inspection.
- Permit verification.
- Cost estimates.
- Remaining useful life determination.
- Expert witness services.

11. Recommendations

When conditions such as structural cracking, significant settlement, equipment deficiencies, deteriorated safety barriers, apparent leakage, damaged circulation equipment, or other Material Defects are observed, the Inspector may recommend further evaluation or repairs by appropriately licensed contractors or qualified specialists.

Such recommendations are precautionary and should not be interpreted as confirmation that replacement of the affected component is immediately required.

12. Client Acknowledgment

The Client acknowledges that the Swimming Pool and Spa Inspection is a limited visual inspection of readily accessible components and is not a guarantee of future performance, watertight integrity, structural soundness, or regulatory compliance. The Client understands that concealed plumbing leaks, underground piping failures, electrical hazards, structural movement, equipment failures, and other latent conditions may exist that cannot be identified during a visual inspection.

The Client further acknowledges that specialized services including leak detection, pressure testing, electrical grounding and bonding evaluation, underwater lighting analysis, pool heater inspection, salt chlorination systems, automation systems, mobile applications, and water chemistry testing are specifically excluded unless separately contracted.

The Client agrees that this Schedule forms an integral part of the Residential Property Inspection Services Agreement and shall be interpreted together with all other applicable provisions of the Agreement.
