



## POOL / SPA ADDENDUM

Client and Inspector agree to amend the Standard Residential Inspection Agreement to include a generalist inspection of the pool and/or spa and the walking surface around the pool at the time of the home inspection as set forth in this addendum. The pool/spa inspection will be conducted to the terms and conditions of the Standard Residential Inspection Agreement and CREIA Residential Standards of Practice except as amended herein.

Client understands and accepts that an inspection and report in accordance with this Agreement is intended to reduce, but cannot eliminate, the uncertainty regarding the condition of the pool/spa systems and components or their safe usage.

**POOL RISKS:** There are safety risks, including the risk of death, inherent with a pool or spa. SAFETY ISSUES ARE NOT INCLUDED IN THE SCOPE OF THIS POOL / SPA INSPECTION. Inspector is not liable for injury or death related to the pool or spa. Furthermore, inspector is not liable for property damage to this property or that of any neighboring property due to the failure of any component of the pool or spa.

**Items to be inspected:** Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present.

**The inspector is not required to:** (1) Determine if any pool/spa safety equipment, manufacturers' design standards or testing is sufficient or otherwise conforms to regulatory requirements or other applicable standards; (2) determine if any drowning prevention feature of a pool or spa is installed properly or is adequate or effective, or (3) test or operate any drowning prevention feature.

**Items to be inspected:** Fencing and other barrier components which restrict access to the pool/spa.

**The inspector is not required to:** Determine if any manufacturers' design standards or testing is met or if any drowning prevention safety feature of a pool or spa is installed properly or is adequate or effective. Test or operate any drowning prevention safety feature.

**Items to be inspected:** Pumps and pump motors; readily accessible associated piping systems; filtration systems; skimmers and drains. **The inspector is not required to:** Evaluate or operate backflow prevention devices or back-flush any components; inspect chemical injection systems or conditioning devices and related components; inspect or operate automatic water level refill systems or components; determine if circulation equipment is properly designed and sized.

**Items to be inspected:** Pool/spa electrical panels, disconnects, switches, outlets, pool/spa lighting and operate GFCI test buttons. **The inspector is not required to:** Remove cover panels; determine that the electrical system is free of defects that could result in shock or electrocution.

**Items to be inspected:** Heating equipment, fuel gas piping, combustion air and venting exhaust systems.

**The inspector is not required to:** Inspect heat exchangers or heating elements; inspect solar systems; evaluate the operation or calibration of thermostats. Determine water temperature; time to obtain hot water or rate of temperature rise or efficiency of the heater.

**LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:** The following are excluded from the scope of the pool/spa inspection: Chemical analysis of water or water testing; pool houses or equipment sheds; diving or jump boards, ladders, slides or any other recreational components; fountains, waterfalls or any other non-essential pool/spa components or accessories; valves, air switches, jets, pool cleaning equipment, aerators; deficiencies which fall within the scope of routine maintenance; the inspection or review of any system displays or printouts.

The Inspector is not required to and cannot determine if pool/spa system, vessel or components are free of leakage.

**I agree to pay the fee listed below, and I have read, understand and agree to all the terms, conditions and limitations of this addendum and voluntarily agree to be bound thereby.**

POOL / SPA INSPECTION FEE: \$ \_\_\_\_\_

**Client** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Client** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Inspector** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Address** \_\_\_\_\_

**Comments** \_\_\_\_\_

Revised August 12, 2020

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