Pool Inspection Checklist

Record visible pool conditions and questions for a qualified inspector. This residential owner walkthrough is not a purchase, construction, electrical or code-compliance inspection. A checked task means you reviewed and recorded it, not that the component passed.

Date / pool status: _____ Recorded by: _____ Property / reference: _____

Before you start

- Bring a phone or notebook, available manuals and service records. Record the date, pool status and inaccessible areas; do not guess at their condition.
- Stay on accessible walking surfaces. Do not enter or drain the pool, remove covers or guards, open equipment or electrical panels, move valves, or restart winterized or shut-down systems.
- Keep people out if a safety defect is visible. Arrange qualified evaluation for electrical, gas, structural, suction-system or suspected leak concerns. Use the separate Pool Safety Checklist before swimming.

Record the inspection context

- [ ] **Record the pool type and current status (Essential)**
  Note the pool construction, installed equipment and whether systems are operating, shut down or winterized. Record what was inaccessible or not observed.
- [ ] **Collect available manuals and service history (Essential)**
  List known repairs, recurring problems and equipment details. Ask the owner or service provider about missing records; absence of records is not a pass or failure.
- [ ] **Confirm the professional inspection scope (If Applicable)**
  If preparing for a purchase, handover or professional inspection.
  For a purchase or formal assessment, agree the written scope, exclusions and specialist referrals with a qualified inspector. Do not assume a general home inspection includes the pool.

Walk around the pool

- [ ] **Record visible surface and coping damage (Essential)**
  From the deck, note cracks, loose tile, damaged coping or liner concerns and photograph locations. Do not enter, drain or probe the pool; visual observations do not establish cause or structural soundness.
- [ ] **Record walking-surface and access defects (Essential)**
  Note trip points, visible movement and damaged steps, ladders or handholds. Avoid testing suspect fittings by loading them; restrict access and request evaluation where needed.
- [ ] **Note drainage and nearby-site concerns (Essential)**
  Record visible erosion, standing water, retaining-wall movement or vegetation affecting the pool area. A walkthrough cannot establish underground conditions or the cause of movement.
- [ ] **Record access-barrier and cover concerns (Essential)**
  Note visible barrier damage or access-control faults and use the separate safety checklist for its detailed checks. Keep access restricted when protection is compromised.
- [ ] **Record visible suction-cover concerns (Essential)**
  Observe only from the deck. If a cover is missing, loose or broken, keep everyone out and arrange qualified service. If not visible, record that limitation; never enter the water or remove a cover.

Observe accessible equipment

- [ ] **Record water level and visible clarity (Essential)**
  Photograph the level and any visibility limitation. A single observation cannot diagnose leakage or establish sanitary water quality; refer chemistry checks to the maintenance checklist.
- [ ] **Record visible equipment and plumbing condition (Essential)**
  From a safe distance, note wet areas, damaged external housings, obvious leaks or unusual sound from already operating equipment. Do not open pressure vessels, dismantle equipment or restart a stopped system.

- [ ] **Flag visible heater concerns for specialist review (If Applicable)**

  If a pool heater or heat pump is installed.

  Record visible damage or abnormal conditions around accessible heating equipment. Do not remove panels, ignite a heater or test gas connections; arrange qualified service for concerns.

- [ ] **Flag visible electrical or lighting damage (Essential)**

  Keep away from exposed wiring or damaged equipment. Do not open panels or test bonding, grounding or protection devices. Have a qualified professional evaluate the electrical installation and any lighting concern.

Document follow-up

- [ ] **List findings, limitations and questions (Essential)**

  For each observation record its location, photo, follow-up owner and target date. Separate observed conditions from untested or inaccessible items. Checkbox completion is not a component rating.

- [ ] **Arrange evaluation and record the outcome (Essential)**

  Assign unresolved concerns to appropriate professionals and retain reports or repair records. Do not mark a hazard resolved simply because an appointment was made; keep any necessary access restriction until addressed.

Notes / additional tasks

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