SITE survey. APP

SITE SURVEY REPORT

Hot Tub and Spa Pool Check

Prepared for	Heron Lakes Holiday Park
Date	9 Oct 2026
Site	Heron Lakes Lodges, Lodge 7
Prepared by	J. Fraser

FORM

Hot Tub and Spa Pool Check

1. Hot tub

Project	Heron Lakes Lodges, Lodge 7: hot tub check (completed example)
Client	Heron Lakes Holiday Park
Site	Lodge 7
Site address	Heron Lakes Holiday Park, Keswick
Check date	9 Oct 2026
Checked by	J. Fraser, maintenance
Hot tub or spa pool (unit or location)	Lodge 7 deck hot tub (HT-07)
Hot tub position (GPS)	Lodge 7 deck · 54.596140, -3.140220 (NY 26428 22926, ±5 m)
Setting	Holiday park or lodge
Type	Domestic-type hot tub
Check	Routine water test
Last drained, cleaned and refilled	6 Oct 2026
Days since it was drained and refilled	3
State	In use
Is the written control scheme (normal operating plan) on site?	Yes

HSE HSG282 covers the control of legionella and other infectious agents in spa pools. Domestic-type hot tubs used as part of a business, for example in a holiday park rental unit or a hotel bedroom, are subject to the general duties of the Health and Safety at Work etc. Act 1974. HSG282 says records of monitoring, inspections, tests and checks should be kept for at least five years, and should show who did the work and when.

2. Water tests

HSG282 Table 1, domestic-type hot tubs: check water clarity, pH and disinfectant at least twice a day depending on the risk assessment and use; drain, clean the whole system and refill between each group of users or at least weekly, whichever is shorter. For commercial-type spa pools, test at opening and every two hours. Follow your own risk assessment.

Your target ranges. Enter the ranges from your normal operating plan. HSG282 Table 3 gives typical ranges of pH 7.0 to 7.6, and 3 to 5 mg/l free chlorine or 4 to 6 mg/l total active bromine; your plan may set its own.

Target pH, lowest	7.2
Target pH, highest	7.6
Target disinfectant, lowest (mg/l)	3.0
Target disinfectant, highest (mg/l)	5.0

Water tests 1: 09:15

Time	09:15
Water clarity	Clear
pH	7.8
Disinfectant	Chlorine
Free chlorine or total active bromine (mg/l)	2.5
Combined chlorine (mg/l)	0.4
pH against your target	Outside target
Disinfectant against your target	Outside target

> pH outside 7.0 to 7.6. HSG282 Table 3: close the spa pool and check the operation and calibration of the dosing units, then recheck.

> Disinfectant outside the typical range (chlorine 3 to 5 mg/l, bromine 4 to 6 mg/l). HSG282 Table 3: check the dosing units are operating correctly.

Water tests 2: 10:05

Time	10:05
Water clarity	Clear
pH	7.4
Disinfectant	Chlorine
Free chlorine or total active bromine (mg/l)	3.5
Combined chlorine (mg/l)	0.3
pH against your target	Within target
Disinfectant against your target	Within target
Tests recorded	2
Tests outside your target	1

Tests at the HSG282 close limits	1
Dosing system working	Defect
Microbiological sample taken today?	No

3. Condition

> HSG282 says the review of a spa pool should include inspecting the accessible parts for damage and signs of contamination, such as biofilms, and the condition of the jets, overflows and grilles.

Water line clean	OK
Overflow channels and skimmer clean	OK
Jets: no damage, blockage or biofilm	OK
Suction grilles and strainers in place and undamaged	OK
Filter cartridge clean	OK
Cover, straps and locks secure	OK
Steps and surround: no damage or slip hazard	Defect
What is wrong?	Step tread worn on the top step, slip risk when wet
Equipment cabinet closed and secure	OK
User rules sign displayed	OK
Condition checks with a defect	1
Condition checks OK	8
Done at this visit	Water line cleaned, Pipework and jets inspected, Filter cartridge cleaned or replaced

Photos of defects



4. Actions and sign-off

Result	Open for use

A test reached the HSG282 close limits and the hot tub is recorded as open. Record in the actions what was corrected and the retest that allowed it to reopen.

A condition check has a defect and the hot tub is recorded as open. Record why it is safe to use, or the action and its date.

Are further actions needed?	Yes

Further actions 1: Hot tub closed after the 09:15 test. Inline chlorine feeder refilled and pH adjusted; retest at 10:05 in range, so reopened. Recheck at the afternoon test

What needs doing?	Hot tub closed after the 09:15 test. Inline chlorine feeder refilled and pH adjusted; retest at 10:05 in range, so reopened. Recheck at the afternoon test
Who will do it?	J. Fraser
Due date	9 Oct 2026
Status	Completed

Further actions 2: Fit a new step tread before the next arrival

What needs doing?	Fit a new step tread before the next arrival
Who will do it?	Maintenance team
Due date	12 Oct 2026
Status	Open

Inspector name	J. Fraser, maintenance
Position or company	Maintenance technician, Heron Lakes Holiday Park
Inspector signature	