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SITE SURVEY REPORT

Swimming Pool Inspection Checklist

Prepared for	M. Delgado (buyer)
Date	16 Oct 2026
Site	7428 E Saguaro Vista Dr, Scottsdale
Prepared by	T. Whitcombe

FORM

Swimming Pool Inspection Checklist

1. Property and pool

Project	7428 E Saguaro Vista Dr, Scottsdale: pool and spa inspection (completed example)
Property address	7428 E Saguaro Vista Dr, Scottsdale, AZ 85258
Client	M. Delgado (buyer)
Location (GPS)	33.5612, -111.8964
Inspection date	16 Oct 2026
Inspector	T. Whitcombe
Why the pool is being inspected	Home purchase inspection
Who was present	Buyer's agent, L. Paxton
Pool type	In-ground pool with attached spa
Pool shell or finish	Plaster or pebble finish on concrete (gunite or shotcrete)
Who uses the pool	One household
Approximate length (ft)	32
Approximate width (ft)	16
Depth markings or depth range	3 ft 6 in to 6 ft, marked on the coping
Year built or last renovated	2004, replastered 2019 (seller)
Permit or final inspection seen	Not seen; seller to provide
Pool filled and equipment running on the day	Yes

Overview photos of the pool area



This is a visual inspection of the pool and spa on the day, with findings and photos. It is not a code compliance inspection and does not show the pool is safe or meets any code. Barrier, electrical and drain rules are set by the state and local building code; ask the local building department what applies.

2. Barrier, fence and gates

What forms the barrier	Fence or wall all round the pool
Barrier rule that applies here, if known	Not confirmed with the city
Lowest barrier height measured (in)	60
Largest gap under the barrier (in)	2
Barrier goes all the way round the pool (or the house wall forms one side)	Acceptable
Height of the barrier	Acceptable
Gap under the barrier	Acceptable
Openings, pickets and mesh too small for a child to pass	Acceptable
Nothing near the barrier a child could climb	Acceptable
Horizontal rails and decorative cut-outs do not give footholds	Acceptable
Fence panels, posts and mesh secure and undamaged	Acceptable
Above-ground pool: ladder or steps removable, lockable or fenced	Not applicable

CPSC guidelines. The CPSC Safety Barrier Guidelines for Residential Pools (Pub. 362) are guidelines, not a law or a CPSC standard; some states and cities have put them into their codes. They suggest a barrier top at least 48 inches above grade (some places require 60), a gap at the bottom of no more than 4 inches (2 inches on grass or gravel), no opening a 4-inch sphere can pass, and gates that open out from the pool and are self-closing and self-latching. They apply to spas and hot tubs too.

Gates in the barrier 1: Pool fence gate from the patio

Gate	Pool fence gate from the patio
Type	Pedestrian gate
Latch release height from the bottom of the gate (in)	56
Opens outward, away from the pool	Acceptable
Self-closing from any open position	Acceptable
Self-latching every time it closes	Action needed
What needs doing, or why not checked	Closes from fully open, but from a few inches open it stops against the latch and does not catch (3 of 5 tries). Striker plate out of line with the latch.
Latch release out of a child's reach	Acceptable
No gaps over 1/2 inch within 18 inches of the latch	Acceptable
Gate can be locked	Acceptable

Photos of the gate and latch



Gates in the barrier 2: Side yard gate by the equipment pad

Gate	Side yard gate by the equipment pad

Type	Pedestrian gate
Latch release height from the bottom of the gate (in)	55
Opens outward, away from the pool	Acceptable
Self-closing from any open position	Acceptable
Self-latching every time it closes	Acceptable
Latch release out of a child's reach	Acceptable
No gaps over 1/2 inch within 18 inches of the latch	Acceptable
Gate can be locked	Acceptable
Gates checked	2
Gate items needing action	1

3. Doors, alarms and covers

Does the house wall form part of the barrier?	No
Doors and windows opening onto the pool area	2
Safety cover	None
Doors from the house to the pool area have an alarm	Acceptable
Door alarms sound when tested	Acceptable
Doors to the pool area self-close and self-latch, or latch out of reach	Not applicable
Windows opening onto the pool area restricted or alarmed	Not applicable
No pet door leading to the pool area	Acceptable
Safety cover in place and working	Not applicable
Pool alarm or other layer of protection working	Not applicable

4. Drains and entrapment

Main drain layout	Two or more main drains
Other anti-entrapment system	None seen

Every main drain has a cover in place	Acceptable
Covers fixed down, no missing screws	Acceptable
Covers not cracked, broken or brittle	Acceptable
Cover label readable: maker, model and flow rating	Acceptable
Spa suction outlets covered and undamaged	Acceptable
Skimmer lids, baskets and weirs in place	Acceptable
Anti-entrapment system present and working, where fitted	Not applicable

> Federal law. The Virginia Graeme Baker Pool and Spa Safety Act requires every pool and spa drain cover sold in the US to meet the ASME/ANSI A112.19.8 entrapment standard or its successor. Public pools and spas must also have compliant covers, and one with a single main drain (other than an unblockable drain) needs at least one extra system, such as a safety vacuum release system or an automatic pump shut-off (15 U.S.C. 8003). State and local codes may ask more of home pools.

5. Electrical (visual)

> Electrical. Pool wiring is covered by NEC Article 680 as adopted locally. For example, the City of Strongsville, Ohio, summarizes the 2017 NEC as needing GFCI protection on pool pump outlets and on 15 or 20 amp receptacles within 20 feet of the pool, and bonding of the shell, deck, metal parts and equipment with solid copper no smaller than 8 AWG. Check the edition your city uses. This check is visual: refer anything doubtful to a licensed electrician.

Pump and equipment circuits have GFCI protection	Acceptable
Receptacles near the pool are GFCI protected	Acceptable
Pool and spa lights work, lenses intact, GFCI protected	Acceptable
Bonding wire visible at the pump, heater and metal parts	Acceptable
No extension cords, open boxes or damaged wiring	Acceptable
Overhead wires do not cross the pool or deck	Acceptable
Equipment disconnect and breakers labeled	Acceptable

6. Deck, coping, shell and access

Deck surface level, no trip edges or heaved slabs	Acceptable
Deck cracks	Acceptable

Coping stones or caps secure and not cracked	Action needed
What needs doing, or why not checked	Coping stone at the shallow end next to the steps cracked right through, about 14 in long. One half rocks when stepped on: trip and cut risk.
Tile line and grout intact	Acceptable
Plaster or finish: no delamination, rough areas or exposed shell	Acceptable
Vinyl liner: no tears, wrinkles or loose bead	Not applicable
Fiberglass: no blisters, cracks or bulges	Not applicable
Steps, ladders and handrails secure, treads not slippery	Acceptable
Diving board or slide fixed and undamaged, if fitted	Not applicable
Depth markers and safety signs readable, if fitted	Acceptable
Water level correct at the skimmer, no sign of a leak	Acceptable
Longest crack length (in)	14

Photos of the deck, coping and shell



7. Equipment pad

Where the equipment is	Side yard, east of the garage, outside the pool fence
Is any equipment close enough to the barrier to climb it?	No

Equipment 1: Pump

Equipment	Pump
Make and model	Variable speed pump, 1.65 hp
Age or date of manufacture	2021 (date on the motor plate)
Runs without unusual noise or vibration	Acceptable
No leaks at unions, valves, lid or fittings	Acceptable
Pressure gauge or display working	Acceptable
Housing, mounting and ventilation in good order	Acceptable

Equipment 2: Filter

Equipment	Filter
Make and model	Cartridge filter, 420 sq ft
Age or date of manufacture	2019
Runs without unusual noise or vibration	Not applicable
No leaks at unions, valves, lid or fittings	Acceptable
Pressure gauge or display working	Acceptable
Housing, mounting and ventilation in good order	Acceptable

Equipment 3: Gas heater

Equipment	Gas heater
Make and model	Natural gas heater, 400,000 BTU
Age or date of manufacture	2016
Runs without unusual noise or vibration	Acceptable
No leaks at unions, valves, lid or fittings	Acceptable
Pressure gauge or display working	Acceptable
Housing, mounting and ventilation in good order	Acceptable
Equipment items	3
Equipment items needing action	0

8. Water

Water clarity	Clear: main drain visible from the deck
Color, debris or stains	Light leaves at the deep end, no staining
Free chlorine reading, if tested	3 ppm (test strip)
pH reading, if tested	7.6 (test strip)

9. Findings, actions and sign-off

Items needing action	2
Result	Action needed before the pool is used

Actions 1: Realign the patio pool gate latch and striker, adjust the hinge springs, and test that it latches from any open position.

Action	Realign the patio pool gate latch and striker, adjust the hinge springs, and test that it latches from any open position.
Priority	Safety: fix before the pool is used
Who will do it	Seller's pool contractor
Due by	23 Oct 2026
Status	Open

Actions 2: Replace the cracked coping stone at the shallow end and reset it on mortar.

Action	Replace the cracked coping stone at the shallow end and reset it on mortar.
Priority	Repair soon
Who will do it	Seller's pool contractor
Due by	6 Nov 2026
Status	Open
Actions still open	2
Decision	Safety items found: fix before the pool is used
Next check or re-inspection date	24 Oct 2026
Summary for the client	Pool, spa and equipment working on the day with clear water. Two findings: the patio pool gate does not always self-latch, and a cracked, loose coping stone at the shallow end. Have the gate fixed before anyone uses the pool. This is a visual inspection, not a code inspection.

Inspector name	T. Whitcombe
Inspector signature	
Client or owner name	M. Delgado
Client or owner signature	