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STEVEN MONTESANO
A AND S PROPERTY INSPECTOR
LIMITED POOL & SPA INSPECTION
Pool and Spa Inspection Agreement Addendum:

It is agreed that pool(s) and/or spa(s) will be observed for an additional fee and in accordance with the applicable sections of the “Standards of Practice“ for Certified Nevada Inspectors as codified in NAC 645d.480-.580 and the provisions of the Inspection Agreement for this home shall also apply to this pool/spa inspection. The following sets forth additional limitations of the pool / spa inspection and written report:

1. **This is a Visual Inspection only.** The inspection will be performed by a Nevada Certified Home Inspector and as such, it will be a “General-Visual” inspection, limited to the visible components which are readily accessible, above the water-line of the pool and are deemed safe to operate. The purpose of this inspection is to provide a cursory visual examination of the readily-accessible components of the pool and/or spa and evaluate their operational characteristics and report material visible deficiencies that may require further investigation by licensed and certified pool contractors or specialists. No specialized, intrusive or destructive techniques will be employed for the purposes of this inspection.
2. The inspector will observe and report on the pool enclosure and/or related gates and alarms; the hardscaping and drainage directly related to the inspected pool or spa; the condition of visible portions of systems, structures, or components and report significant visible deficiencies observed at the time of the inspection.
3. **The inspector will observe the installed and present equipment** and it’s operation at the time of the inspection such as electrical sub-panels, in-pool lights, GFCI circuit protection, pumps, non-automatic valves, pool heaters, filters, and related mechanical and electrical connections. The “efficiency” and “internal condition” of the components will NOT be evaluated. Solar heating systems and related components will NOT be inspected but visible leaks will be reported. Significant, observable deficiencies will be disclosed in the ‘Pool’ section of the inspection report.
4. The inspector will report on conditions limiting or otherwise inhibiting the inspection.
5. The inspector is not responsible for, and may not inspect, the condition of the body and structure of the pool and/or spa and it’s other components below the water-line of either.
6. **The inspector will not determine and will not be responsible for;** pool and/or spa body cracks, scupper drain cracks, structural integrity or leakage of any kind which is not visible at the time of the inspection; thermostats or their calibration; the operation of heaters and their heating elements; chemical dispensers, water chemistry or water-conditioning devices; low voltage or computer controls, timers, sweeps or cleaners; pool or spa covers and related components.
7. The inspector does not and will not operate or evaluate filter backwash systems or valves for DE or sand-type filtration systems.
8. Unless agreed upon in writing prior to the inspection, the inspector is not required to examine any above-ground, movable, freestanding or otherwise non-permanently installed pool or spa, or self-contained equipment.
9. The inspector is not required to come into contact with pool or spa water to examine systems or components and will not determine the adequacy of spa jet water force or bubble effects.
10. This agreement is deemed a part of the “Inspection Agreement” for the report# listed above.
11. If more information is needed or more thorough, specialized inspections or investigations are desired, it will be the responsibility of the client to hire a licensed swimming pool contractor to provide those services.
12. **This is not a code-compliance inspection and by signing below you acknowledge such.** If you wish to have this type of inspection, you will contact your local municipal building inspection agency.
13. **The fee for this inspection service is \$75.00.**

X _____
Client Signature

X _____
Date:

Inspection # _____