Morgan Home Inspections (sample company)
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POOL INSPECTION

78 Lagoon Court · Sample Property



Client Jordan Taylor (fictional client)	Client email jordan@example.com	Date October 15, 2026 at 2:00 PM
Inspection type Pool Inspection	Inspector Alex Morgan (sample inspector)	License # HI-00000 (sample)
Year built 1986	Square feet 1,840	Occupancy Vacant

Selected services

Pool Inspection

Contents

Summary of concerns

Pool Inspection · Completed

1. Pool Surfaces & Structure
2. Deck & Surrounding Areas
3. Barriers, Gates & Alarms
4. Circulation & Filtration
5. Visible Plumbing & Valves
6. Electrical Observations
7. Heating & Spa Equipment
8. Safety Components
9. Limitations & Recommendations

Items not inspected & notes

Scope and Limitations of the Home Inspection

Satisfactory | Maintenance Recommended | Repair Recommended | Safety Concern | Not Inspected | Not Present

Summary of concerns

This summary is not a substitute for reading the full report.

Safety Concern 1

Pool gate does not self-close — Pool Inspection → Barriers, Gates & Alarms → Gate Operation
Have the gate hinges and latch adjusted or replaced so the gate self-closes and self-latches.

Repair Recommended 2

Raised deck slab edge — Pool Inspection → Deck & Surrounding Areas → Trip Hazards
Have the deck section leveled or ground to remove the trip edge.

Drip at filter union — Pool Inspection → Visible Plumbing & Valves → Leakage
Have a pool technician reseal or replace the union.

Maintenance Recommended 2

Visible Finish — Pool Inspection → Pool Surfaces & Structure
Light staining and minor plaster roughness at the steps.

Filter — Pool Inspection → Circulation & Filtration
Filter pressure gauge read high; cleaning is likely due.

ADDITIONAL REPORT

Pool Inspection

Completed

Assigned inspector: Alex Morgan (sample inspector)

The pool, deck, barrier, visible plumbing, and operating equipment were evaluated from accessible areas.

Service limitations

Underground piping, the shell beneath water, and concealed bonding were not evaluated.

POOL INSPECTION

1. Pool Surfaces & Structure

Visible Finish

Maintenance Recommended

Light staining and minor plaster roughness at the steps.

Coping

Satisfactory

Accessible coping stones were secure at the time of inspection.

2. Deck & Surrounding Areas

Trip Hazards

Repair Recommended

Raised deck slab edge

Repair Recommended

Location: Deck near equipment pad

An offset of roughly one inch was observed between two deck slabs.

Recommendation: Have the deck section leveled or ground to remove the trip edge.
Refer to: Concrete contractor

POOL INSPECTION

3. Barriers, Gates & Alarms

Gate Operation

Safety Concern

Pool gate does not self-close

Safety Concern

Location: Side yard pool gate

The pool gate remained open when released from a partly open position.

Recommendation: Have the gate hinges and latch adjusted or replaced so the gate self-closes and self-latches.
Refer to: Fence or pool safety contractor

Fencing

Satisfactory

Perimeter fence was continuous where visible.

POOL INSPECTION

4. Circulation & Filtration

Pool Pump

Satisfactory

Pump operated during the inspection; no unusual noise noted.

Filter

Maintenance Recommended

Filter pressure gauge read high; cleaning is likely due.

POOL INSPECTION

5. Visible Plumbing & Valves

Leakage

Repair Recommended

Drip at filter union

Repair Recommended

Location: Equipment pad

Water was dripping from the union below the filter while the pump ran.

Recommendation: Have a pool technician reseal or replace the union.
Refer to: Pool service technician

Pool deck and equipment pad (illustrative sample photo, AI-generated) · Equipment pad

6. Electrical Observations

GFCI Testing

Satisfactory

Pool light circuit tripped and reset at the GFCI device.

7. Heating & Spa Equipment

Heater

Not Inspected

Not inspected because: Heater was shut off at the gas supply and was not operated.

8. Safety Components

Visible Drain Covers

Satisfactory

Visible main drain cover was in place; date stamp not legible from deck.

9. Limitations & Recommendations

Inaccessible Areas

Satisfactory

Underground piping, pool shell beneath water, and concealed bonding were not evaluated.

Scope & limitations

Sample report prepared to demonstrate the software. Fictional property, client, inspector, readings and findings.

Items not inspected

- Pool Inspection → Heating & Spa Equipment → Heater: Heater was shut off at the gas supply and was not operated.

MORGAN HOME INSPECTIONS (SAMPLE COMPANY)

Scope and Limitations of the Home Inspection

Property	Inspection date	Inspector	Report ID
78 Lagoon Court · Sample Property	October 15, 2026	Alex Morgan (sample inspector) · License #HI-00000 (sample)	SAMPLE

This home inspection is a visual, noninvasive examination of the readily accessible systems and components of the property that were present and observable at the time of the inspection. The inspection is intended to identify and document material defects, safety concerns, signs of deterioration, and components that may require repair, maintenance, monitoring, or additional evaluation.

The inspection may include visible and accessible portions of the roof, exterior, site and grounds, structure, foundation, crawlspace, attic, insulation and ventilation, electrical system, plumbing system, heating and cooling systems, interior rooms, doors, windows, installed kitchen appliances, bathrooms, garage, and other components included within the inspection agreement.

The inspection and report represent the condition of the property only at the time of the inspection. Conditions can change after the inspection because of weather, occupancy, repairs, system operation, component failure, or other circumstances.

GENERAL LIMITATIONS

The inspection is limited to areas and components that are visible, safely accessible, and included within the agreed inspection scope. The inspector does not dismantle systems, remove permanently installed finishes, move heavy furniture, disturb insulation, lift flooring, open walls, excavate soil, or perform destructive testing.

Areas may be limited or excluded when access is restricted by personal belongings, locked doors, stored materials, vegetation, unsafe conditions, insufficient clearance, weather, animals, active construction, disconnected utilities, or other conditions beyond the inspector’s control. These limitations will be documented in the report when applicable.

The inspection is not technically exhaustive and does not determine every possible defect. Concealed, intermittent, latent, cosmetic, or future conditions may not be visible or discoverable during a limited visual inspection.

The inspection is not a guarantee, warranty, insurance policy, appraisal, engineering analysis, environmental assessment, code-compliance inspection, or certification that the property is free from defects. The report does not predict the remaining service life of any component or guarantee its continued operation.

SYSTEM OPERATION

Systems and components are operated using normal homeowner controls when utilities are available and operation is safe. The inspector is not required to activate shutoff valves, light pilot flames, reset breakers, operate emergency controls, or test equipment that is disconnected, shut down, inaccessible, unsafe, or may be damaged through normal operation.

SPECIALIZED AND ENVIRONMENTAL CONDITIONS

Unless specifically included in the inspection agreement, the inspection does not include testing or evaluation for mold, radon, asbestos, lead-based paint, formaldehyde, indoor air quality, soil contamination, underground storage tanks, water quality, wood-destroying organisms, pests, septic systems, wells, security systems, low-voltage systems, generators, solar systems, or other specialized environmental or technical conditions.

Separate testing or evaluation by an appropriately qualified professional may be recommended when evidence of a possible concern is observed.

REPAIRS AND FURTHER EVALUATION

When the report recommends repair, correction, servicing, or further evaluation, the work should be completed by an appropriately qualified professional. Recommended repairs should be evaluated and completed before the end of the applicable inspection or contingency period whenever possible.

Repair costs are not included unless specifically stated. Any cost information provided is an estimate only and should be confirmed through qualified contractors.

REPORT USE

The inspection report must be read in its entirety, including the summary, photographs, comments, limitations, and recommendations. The summary is provided for convenience and is not a substitute for reviewing the complete report.

The inspection report is prepared exclusively for the client named in the inspection agreement. Other parties should not rely on the report without written authorization from the inspector or inspection company.

The inspection agreement, applicable standards of practice, and state requirements control the scope of the inspection. If a conflict exists between this report section and the signed inspection agreement, the signed inspection agreement will govern.

Sample Report — fictional inspection company, property, client, inspector, and findings, prepared with SuperiorInspect. Photos are illustrative, AI-generated examples, not customer inspection media.

Prepared by Alex Morgan (sample inspector), License #HI-00000 (sample) · Morgan Home Inspections (sample company)