



# Introduction to Swimming Pool/Spa Inspections Online Course

## Class Outline

By

Casey, O'Malley Associates & Dream Home Consultants

### Course description:

This course is an **eight hour** online course broken down into 4-two hour modules using narrated PowerPoint slides. The course is designed to introduce participants to residential Pool/Spa Inspections and the ASHI Standards of Professional Practice for Residential Swimming Pool/Spa Inspections (Standards) including inspection scope and limitations, basic criteria for inspecting components, and inspection reporting requirements. This online class is narrated by Bruce Barker, ACI and Michael Casey, ACI.

### Goal:

Upon completion of this class, students will be more knowledgeable regarding the fundamentals of residential Pool/Spa Inspections and the various systems and components with application to residential Pool/Spa inspection. Students will also be more knowledgeable regarding the appropriate conditions observed that warrant recommendation of further analysis or correction.

### Participant Profile:

This course is primarily intended for home inspectors who wish to learn how to conduct Swimming Pool/Spa inspections in compliance with ASHI Standards. Other participants could include homeowners who are having a pool built and who want to know basic criteria for evaluating contractor work or pool contractors wanting to know what inspectors will be looking for.

### Learning Objectives:

Upon completion of the course students will be able to demonstrate a working knowledge of:

1. Nomenclature specific to pool/spa inspections
2. The purpose, scope and limitations of pool/spa inspections including benefits and risks
3. Pool/spa inspection protocols
4. Which components to inspect during pool/spa inspections



5. The basic criteria and location of codes for evaluating inspected components
6. Common “defects” and recognition
7. Pool/spa inspection reporting requirements

**Suggested (optional) Materials:**

Everybody’s Building Code by Bruce Barker, ASHI SOP Residential Pool/Spa Inspection. Additionally, numerous CPSC pool safety publications will be recommended during the course.

**Evaluation:**

30 question online multiple choice quiz; 70% passing grade required for Certificate of Completion

**Course Topics Outline**  
**Swimming Pool/Spa Inspections Online Course 8 Hours**

COURSE OVERVIEW	5 mins
DEFINITIONS OF POOLS, SPAS, HYRDOMASSAGE TUBS	5 mins
POOL INSPECTION PROTOCOLS	10 mins
Benefits and Risks of Pool Inspections	
Limited Pool Observation	
Full Pool Inspection	
POOL INSPECTION RISK MANAGEMENT	10 mins
Introduction to Theories of Liability	
Inspection Agreements	
POOL CODES AND STANDARDS	20 mins
International Residential Code Provisions	
Uniform Pool Code Provisions	
Federal, State, and Local Provisions	
STATE AND ASSOCIATION POOL INSPECTION STANDARDS	10 mins
State Pool Inspection Standards	
Association Pool Inspection Standards	
THE ASHI POOL INSPECTION STANDARD	20 mins
Important Inspection Limitations	



<b>ACCESS BARRIERS AND ALARMS</b> Why Barriers? Barrier Regulations Barrier Requirements Safety Glazing Pool Covers Barrier Reporting Requirements	30 mins
<b>ELECTRICAL HAZARDS NEAR POOLS</b> Receptacles and Switches Lights Underwater Lights Overhead Wires Junction Boxes Bonding	30 mins
<b>DECKS, COPING, DRAINAGE, RETAINING WALLS</b> Deck Materials and Finishes Slip and Trip Hazards Deck Drainage Steps and Guards Cracks Coping Materials Coping Deficiencies Vegetation and Retaining Walls	40 mins
<b>SHELL AND INTERIOR FINISH</b> Shell Types Shell Finishes Shell and Finish Reporting Requirements Shell Cracks and Deficiencies Finish Deficiencies	30 mins
<b>EGRESS, LADDERS, STEPS</b> Egress Requirements	10 mins
<b>ENTRAPMENT</b> Why Entrapment Prevention? Entrapment Prevention Component Requirements	20 mins
<b>SKIMMERS</b> Skimmer Deficiencies	20 mins
<b>JUMP BOARDS, SLIDES, PLAY ACCESSORIES</b> Inspection Out of Scope, Disclaim	10 mins



THE POOL CIRCULATION SYSTEM Overview of Circulation System Components Pump Physical and Operation Inspection Pump Electrical and Bonding	40 mins
FILTERS Filter Types Filter Deficiencies Filter Reporting Requirements	20 mins
VALVES Valve Types Valve Deficiencies	10 mins
PIPES Pipe Deficiencies	10 mins
HEATERS Heater Inspection and Reporting Requirements Heater Deficiencies Vents Operation and Maintenance Clearances Gas and Electrical Connections	30 mins
AUTOMATIC POOL FILL AND POOL SANITATION SYSTEMS Inspection Requirements Deficiencies	10 mins
CLEANING SYSTEMS Inspection and Reporting Requirements Types	10 mins
ELECTRICAL SERVICE AND CONTROLS Wiring Methods Bonding Control System Types and Operation	20 mins
POOL INSPECTION CHECKLIST Review of Course Material	20 mins
EXAMPLE INSPECTION OF A POOL Photos of an actual pool inspection	40 mins