



Aqua Leak Detection
(941) 270-6138
www.aqualeaks.com

Pre-Sale / Pre-Renovation Inspection Report

121 Sample Home
Englewood, FL 34223

Inspected by Aqua Leak Detection

Prepared For: Customer Name
Inspected on Wed, Aug 19, 2026 at 1:02 PM

Deficiency

Comment 2

Electrical & Equipment: Pump (Main)

Leak found at top of pump male adaptor.



Comment 3

Electrical & Equipment: Pump (Main)

Unable to read pump display panel due to it being sun faded.



Comment 7

Electrical & Equipment: Valves

Valve handles for spa return & suction valves are brittle.



Comment 9

Electrical & Equipment: Low Voltage Transformers/Junction boxes

Visible rust located on pool transformer box.



Comment 10

Electrical & Equipment: Lighting (Pool)

Visible moisture/rust located in pool light fixture. A bulb & seal replacement is needed.



Comment 11

Electrical & Equipment: Lighting (Spa/Other)

Visible moisture located in spa light fixture. A bulb & seal replacement is needed.



Comment 12

Electrical & Equipment: Floor Jets & Gear Pack

Unable to locate where floor dome canister is due to vegetation around pool cage.



Comment 16

Electrical & Equipment

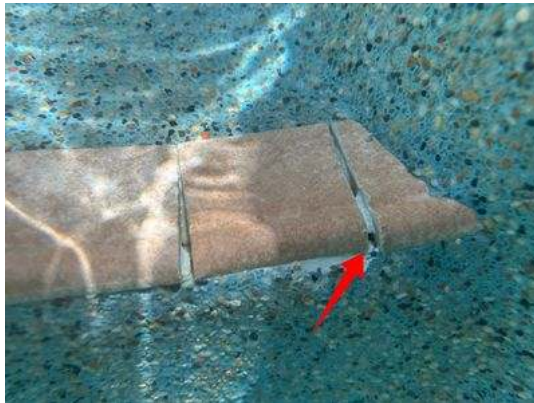
Bad check valve for spa return allows transfer into pool when equipment is off.



Comment 22

Surface / Structure: Leak Inspection

Leaks found at multiple spa bench tile/grout lines, patched with epoxy and quickset.



Technician On Site

Jake G

Design

Pool, Spa, Floor System

All items included in the pool equipment have been tested for basic function and inspected for leaks.

For example: While we can confirm that the salt/chlorine generator powers on, we cannot guarantee that it is operating properly or producing chlorine as intended.

Timer/Control Panel

Timer / Control Panel turns on equipment and/or activates automation at time of inspection



Comment 1 Information

Inspection of Timer/Control Panel is to confirm that the Timer/Control Panel activates the pump and can activate automation and/or lights.

****This does not guarantee automation is correctly set up.**

Pump (Main)

Repairs needed/Recommended (See comment below)



Comment 2

Deficiency

Leak found at top of pump male adaptor.



Comment 3

Deficiency

Unable to read pump display panel due to it being sun faded.



Pump (Spa)

Not Present

Pump (Additional)

Not Present

Filter

Not leaking and appears functional at time of inspection



Heater

Heater Type: Electric, Heater is operational responding to on board control panel or wall side control panel.



Comment 4 Information

Heaters are inspected for leaks and function. However, we do not make an assessment of its heating ability.

Chemical Maintenance Device

Not leaking at time of inspection



Comment 5 Information

While we can observe leaks and power getting to chemical maintenance devices we cannot make an assessment of effectiveness.

Valves

Repairs needed/Recommended (See comment below)

Comment 6 Information

Valves when left in the sun over time can become brittle and handles may break under normal operation. Aqua Leak Detection is not liable for broken valves/handles when operating them as intended.

Comment 7 Deficiency

Valve handles for spa return & suction valves are brittle.



Low Voltage Transformers/Junction boxes

Undetermined, see observation note below:

Comment 8 Information

Operation is verified by normal light function only. No electrical testing is performed.

**this assessment can be affected by lack of access to the pool light switch

Comment 9

Deficiency

Visible rust located on pool transformer box.



Lighting (Pool)

Repairs needed/Recommended (See comment below)

Comment 10

Deficiency

Visible moisture/rust located in pool light fixture. A bulb & seal replacement is needed.



Lighting (Spa/Other)

Repairs needed/Recommended (See comment below)

Comment 11

Deficiency

Visible moisture located in spa light fixture. A bulb & seal replacement is needed.



Floor Jets & Gear Pack

Undetermined, see observation note below:

Comment 12

Deficiency

Unable to locate where floor dome canister is due to vegetation around pool cage.



Auto Fill Device

Not Present

Comment 13 Information

No assessment is made regarding water levels set for autofill or supply side plumbing.

Electric Spa Blower

Not Present

Electrical & Equipment Comments

Comment 14 Information

Pool equipment.



Comment 15 Information

Solars have been previously eliminated from equipment.



Comment 16

Deficiency

Bad check valve for spa return allows transfer into pool when equipment is off.

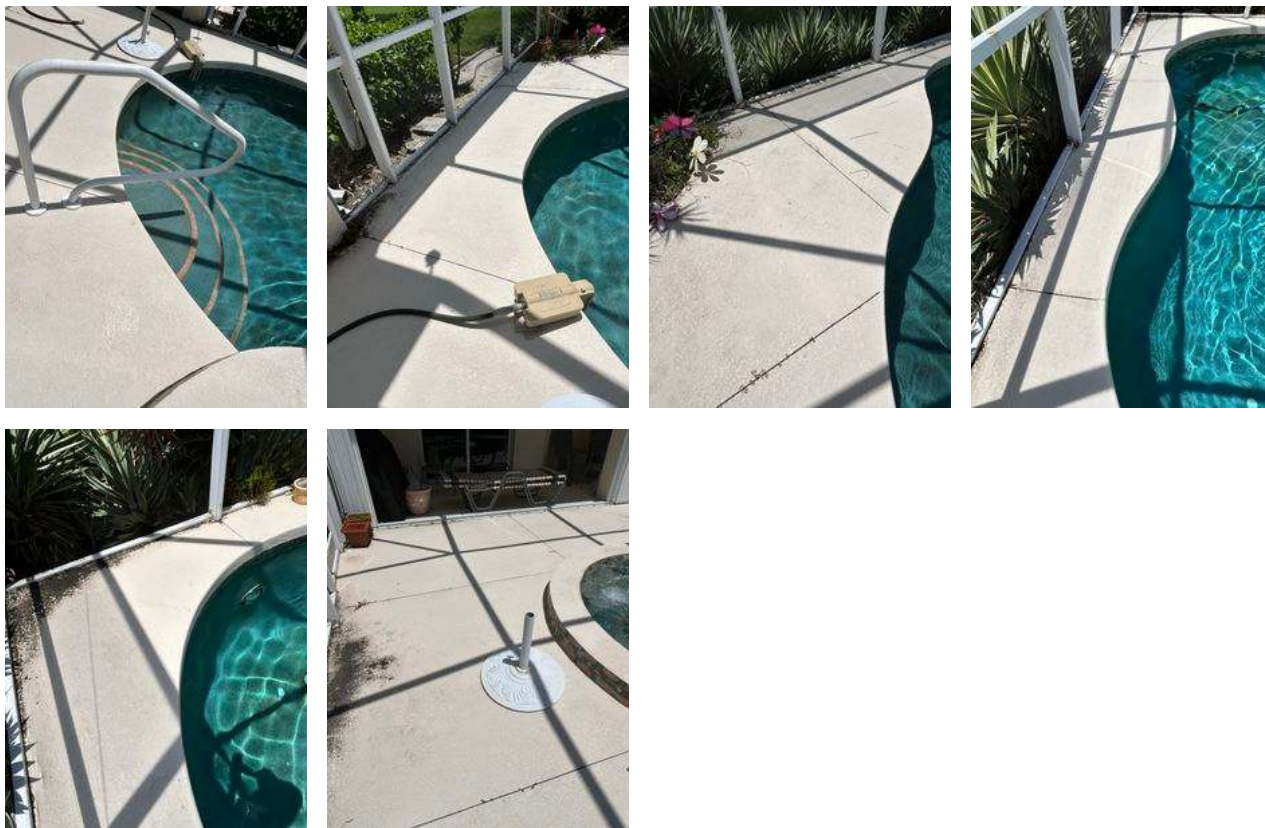


All accessible pool equipment was visually inspected and operated at the time of inspection unless otherwise noted. Findings reflect conditions as observed on the date of inspection only. Equipment components may fail without warning due to age, usage, electrical issues, or normal wear, and future performance cannot be guaranteed.

A standard leak inspection includes a visual evaluation of the pool shell/surface from tile line to the bottom drain for observable defects and active leaks at the time of inspection.

Pool Deck Observations

No significant cracks or unusual settling observed at time of inspection.



Comment 17 Information

Small hairline cracks are often visible in concrete decking or tile line grout this is common and not noteworthy. Significant settling will be documented.

Coping & Tile Observations

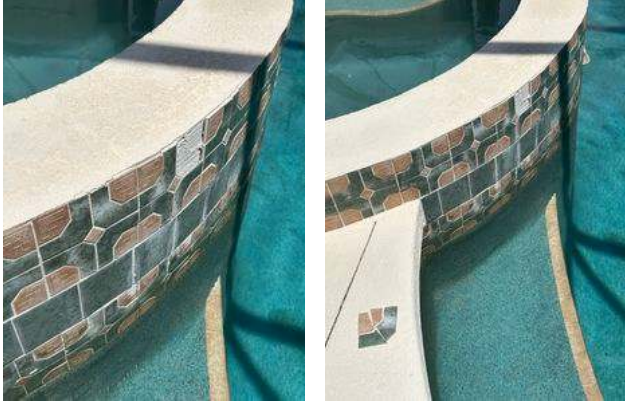
Defects observed.

Comment 18 Information

Small hairline cracks are often visible in concrete decking or tile line grout this is common and not noteworthy. Significant settling will be documented.

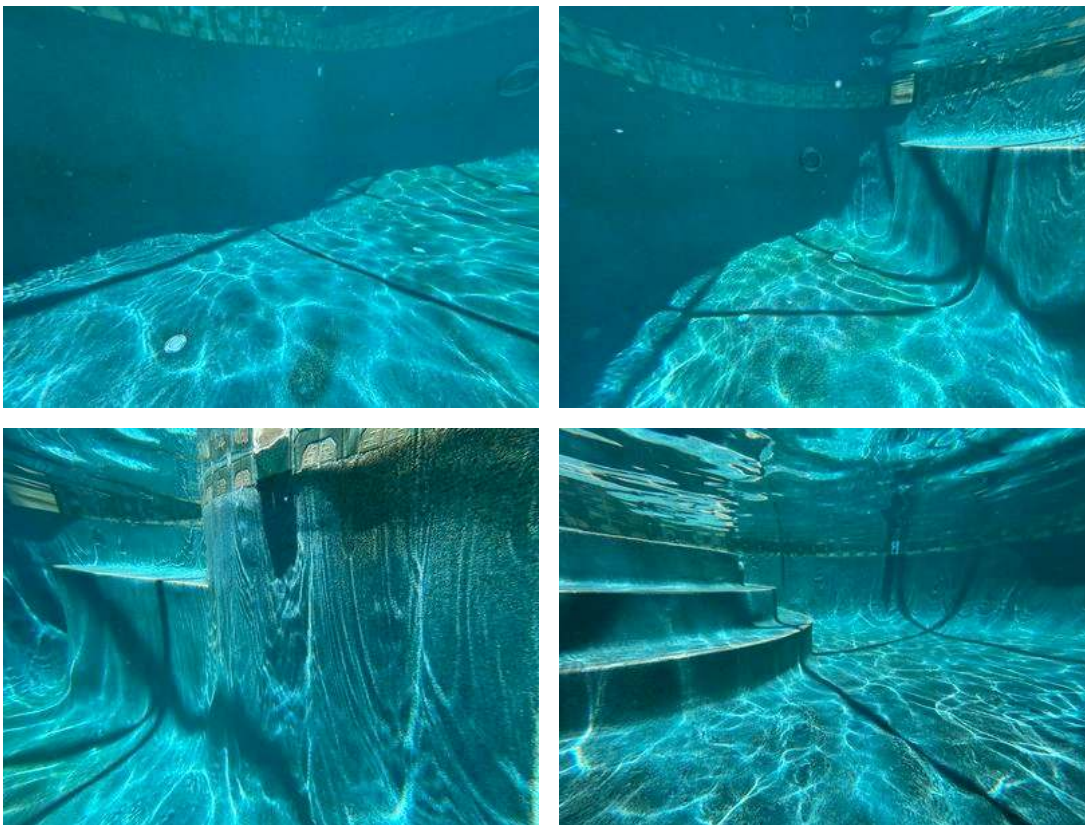
Comment 19
Information

Visible missing tile located around spa.



Pool Surface Observations

No cracks, pitting, calcium build up, or notable delamination observed at time of inspection.



Comment 20
Information

No assessment is made regarding texture of surface material, discoloration, or hidden delamination.

**small hairline cracks are common and acceptable in the curing process of new pool surface and remain visible throughout the life of the pool surface.

Interior Photos Of Main Drains, And Light Niches



Leak Inspection

Leaks Observed. (See comment below)

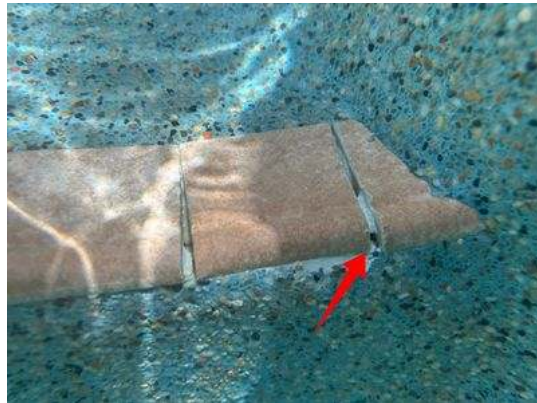
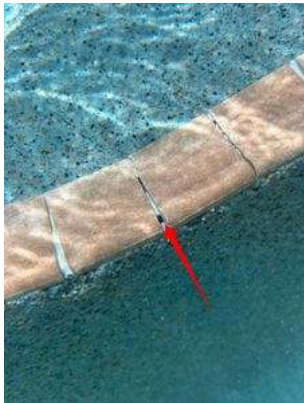
**Comment 21
Information**

All assessments on leaks within the pools surface/structure as “At the time of inspection” and new leaks can occur at any time without warning.

Comment 22

Deficiency

Leaks found at multiple spa bench tile/grout lines, patched with epoxy and quickset.



Surface / Structure Comments

Comment 23

Information

Visible stress crack located on skimmer canister, not actively leaking currently.



Leaks may develop at any time due to normal wear, movement, or environmental conditions. All findings in this report reflect conditions as observed on the date of inspection only. While future leaks cannot be predicted or prevented, we are always available should a concern arise.

Pool Plumbing

Skimmer, Main Drain, Circulation Jets, Floor System/Pop Up Jets

Comment 24 Information

The above lines are present, tested and show no signs of leaks unless otherwise noted.

**This is not a guarantee of function.

Spa Plumbing

Spa Drain, Therapy Jets, Pool/Spa Common Line

Comment 25 Information

The above lines are present, tested and show no signs of leaks unless otherwise noted.

**This is not a guarantee of function.

Additional Plumbing Components

Not Present

Comment 26 Information

The above lines are present, tested and show no signs of leaks unless otherwise noted.

**This is not a guarantee of function.

Plumbing Comments

Comment 27 **Information**

Spa therapy jets are operational.



Warranty Information

Warranty Information:

----You have a 30-day warranty on our leak detection service, if your pool is still leaking please call our office within this time period to schedule a warranty leak detection.

----30 day warranty on patchwork (typically epoxy patches) from date of leak detection service

----1 year warranty on all construction repairs from date of repair service

----Pools are notorious for having more than one leak and our goal on every job is to find every leak, every time.

Our work is guaranteed, so, if a leak is missed we will continue working on your pool until it is leak free.

For more questions, please contact our office at

941.270.6138

Office@AquaLeaks.com

Purpose And Expectations

At Aqua Leak Detection, every Pool Inspection is treated like a full-scale poolside investigation. Our goal is to help potential buyers uncover the real story beneath the surface so they can make an informed, confident decision before purchasing a home.

During this inspection, our “private eyes” conduct:

- A basic functionality test of all accessible equipment to ensure the system is operating as expected.
- A comprehensive examination of every body of water—from the tile line all the way to the main drain—looking for signs, clues, or conditions that may affect the pool’s integrity.
- A detailed plumbing pressure test on all lines that can be safely tested at the time of inspection to confirm they are leak-free.

If a leak is detected, our team doesn’t stop at suspicion—we pinpoint the exact source so you know precisely what you’re dealing with.

In short, a Pool Inspection gives homeowners an in-depth, detective-level look at the pool’s current condition, helping them make educated and well-informed decisions.