

DREAM HOME CONSULTANTS, LLC.
AGREEMENT TO OBSERVE A
SWIMMING POOL & SPA

Inspector and client agree to amend the attached professional services inspection agreement as follows.

PURPOSE OF ADDENDUM Inspector agrees to provide client a limited observation of the completed in-ground swimming pool and/or above ground spa on the property at the time of the limited observation. Inspector provides this limited observation as a courtesy and convenience at no charge to client. **THIS LIMITED OBSERVATION IS NOT AN INSPECTION AS DEFINED IN THE ARIZONA STANDARDS OF PROFESSIONAL PRACTICE FOR THE INSPECTION OF SWIMMING POOLS & SPAS.**

OBJECTIVE OF THE POOL/SPA OBSERVATION The objective of this limited observation is to identify major visible defects in the observed components that may require immediate major repair. A major defect occurs when a component is significantly deficient and is not functioning as intended during the observation. An immediate major repair is one that may cost more than \$1,000.00 when performed by a qualified licensed contractor.

SCOPE OF POOL OBSERVATION Components included in the limited observation are the visible and readily accessible parts of: the main pool circulation system pump, the main pool electrical panel and timer and their attached electrical cables, conductors, and conduit, the exterior of the pool filter, above ground water pipes and valves, the pool interior surface, the surrounding pool deck, submerged pool lights, and pool skimmers. The limited observation includes attempting to operate the main pool circulation system pump from the main pool electrical control panel.

Components not within the scope of this limited observation include, but are not limited to: secondary pumps for water features, cleaning systems, etc., pool heaters, automatic pool cleaning systems, chemical injection systems, blowers, bubblers, and similar components, pool accessories such as diving boards, slides, ladders, pool covers and their motors, entertainment systems, remote control systems and similar control systems not located in the main pool equipment, low voltage systems and associated wiring, and all above ground pools and equipment. This limited observation does not include: disassembling or dismantling components such as pool filters and components that require tools to gain access to the components, testing water chemistry, determining the presence or absence of bacteria and algae, testing for water leaks, operating blowers, bubblers and similar components, operating any valves, operating any pool heaters, determining if the pool and components are safe to use, determining the adequacy of the pool system design and the compatibility of system components.

SCOPE OF ABOVE GROUND SPA INSPECTION Components included in the limited observation are the visible and readily accessible parts of: the exterior and interior surface of the spa, the surrounding pad or other support, and electrical connections at the spa. This limited observation includes attempting to operate the main circulating pump from normal user controls. Components not within the scope of this limited observation include, but are not limited to, all components excluded from the pool observation previously listed.

REPORTING OF MINOR DEFECTS We may identify and report minor defects in observed components and minor defects in excluded components discovered during the limited observation. Identifying and reporting such defects does not alter or expand the scope of this limited observation.

INSPECTION BY LICENSED POOL CONTRACTOR Pools and spas can be costly to repair. Pools more than 15 years old and pools that have not been properly maintained present a greater risk of needing major repairs. Such pools may benefit from the more thorough inspection that a licensed pool contractor can provide. We recommend that you engage a licensed pool contractor to inspect the pool and/or spa if you have any concerns about the pool and/or spa.

I have read, understand, and agree to these terms and conditions. I understand that this is an addendum to the attached inspection agreement and that all terms, conditions, and limitations in the attached agreement apply to this addendum.

client signature

date