

LaRocca Inspection Associates, Inc.

Inspection Contract Addendum

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT ADDENDUM

Client: _____ Inspection Date: _____

Inspection Address: _____

POOL AND SPA SAFETY INSPECTION

California Senate Bill 442 has been signed into law effective as of January 1, 2018 requiring a home inspector to inspect a home with a pool and/or spa for the presence of at least two of the seven drowning prevention safety features as set forth in CA Health and Safety Code Sections 115922. This safety inspection is mandatory, irrespective of whether the functionality of the pool and/or spa is being inspected or not. If any of the listed seven (7) provisions are found not to be in place, not functioning, not viewable, not testable or the inspector is otherwise unable to determine the overall or particular status of such item(s), further investigation by a qualified licensed pool contractor (who is knowledgeable in the requirements of California Senate Bill 442) is warranted pursuant to the intent of Senate Bill 442. It will be the buyer's responsibility to have this additional inspection completed and reported before the close of this escrow.

ADDITIONALLY: The Standards and Requirements for pool safety are extensive and are in many cases very technical, including a large list of ASTM standards and California Health and Safety Codes. Testing to verify whether these standards have all been met would require specialized tools, extensive knowledge regarding each requirement and potentially destructive testing.

For example; determining whether or not the "static load" of a specific pool cover meets the performance requirements of ASTM F1346 - 91 7.1 (...the cover shall be able to hold a weight of 485 lbs.....), 2 adults and 1 child (or the load of 485 lbs.) would have to be placed along various points of the pool cover (this would likely cause damage to many pool covers and is not part of the generalist inspection). Other examples of items beyond the scope of a generalist would be testing the decibel levels of alarms and testing the UV rating of removable mesh fencing, etc.

The inspector's limited evaluation is not to be construed as a guarantee of present or future pool safety or a guarantee or warrantee of pool safety equipment performance. Pool safety is an ongoing endeavor and although a standard may be met on a particular day, conditions can and do change which could lead to dangerous conditions that otherwise would not be present. Pool Safety should be monitored on a regular basis.

The client should familiarize his or herself with the extensive Pool safety requirements and take a pro-active approach. If any standards are found to be lacking or are questionable they should be dealt with by the appropriate professional in a timely manner.

By signing below the client acknowledges that he/she has read the above and acknowledges his or her responsibility with regards to pool safety.

Authorized Signature _____ Date _____

Client Printed Name _____ Inspector _____