

# POOL PRE-PURCHASE INSPECTION CHECKLIST

San Diego Pool Leak Detection | [www.sandiegopoolleak.com](http://www.sandiegopoolleak.com)

**Free buyer checklist:** This professional guide helps home buyers identify hidden pool problems that can cost thousands after closing. Save this page and use it during your home showing.

## How to Use This Checklist

- Walk through each checklist item during your showing
- Mentally note or photograph any red flags you see
- If you find any of these issues, a professional pool inspection is strongly recommended before removing contingencies

**Important:** Most standard home inspections do not pressure-test pool plumbing or locate underground leaks. The inspector may not even be aware of these top 5 red flags!

### ■ Checklist Item #1: Cantilever Decking

#### What to Look For:

- Deck slightly overhangs pool
- Separation between deck and coping
- Deck has no expansion joint

**Why It Matters:** Cantilever decks are structurally tied to the pool. Cracking often occurs in the bond beam (tile line) of the pool. Repairing often involves redoing the entire deck.

**Risk Level:** High

**Recommended Action:** Professional pool leak inspection before purchase

### ■ Checklist Item #2: Visible Structural Cracks

#### What to Look For:

- Cracks in deck that continue into the pool structure
- Cracks through plaster, tile, or gunite
- Cracks extending downward from the tile line
- Previously patched or sealed crack repairs

**Why It Matters:** Not all cracks leak, but structural cracks frequently do — and repairs can be costly and uncertain.

**Risk Level:** High

**Recommended Action:** Professional pool leak inspection before escrow removal

### ■ Checklist Item #3: Copper Pool Plumbing

#### What to Look For:

- Homes built prior to the 1980s
- Green or brown exposed copper piping
- Any plumbing that is not white or grey PVC
- Concrete skimmer

**Why It Matters:** Copper pool plumbing corrodes from the inside out and commonly fails underground without visible warning signs.

**Risk Level:** Medium – High

**Recommended Action:** Pressure testing strongly advised

## ■ Checklist Item #4: Natural Stones as Structural Component

**What to Look For:**

- Natural stones built into the pool wall
- Natural stones that are partially submerged

**Why It Matters:** Natural stone often moves and should not be used as a structural part of the pool. Leaks under natural stones are a recurring issue.

**Risk Level:** Medium

**Recommended Action:** Inspection recommended before closing

## ■ Checklist Item #5: Auto-Fill Systems or Constant Water Use

**What to Look For:**

- Auto-fill actively running during showings
- Garden hose left on deck leading to the pool

**Why It Matters:** Auto-fills mask ongoing leaks. If the pool has a leak, the auto-fill will run to make up for the loss. If a homeowner can't be bothered to put a hose away, they likely are filling the pool a lot.

**Risk Level:** High

**Recommended Action:** Perform a bucket test and schedule inspection

## Final Checklist Review

If any of these issues are present, I highly recommend a professional pool leak detection before moving forward with the purchase. This way you will fully understand what you are buying and if you can afford the repairs that will be coming in the near future.