



Annual Pool & Spa Safety Inspection Checklist

The safety of your vacation rental guests is of the utmost importance. Pools and spas can be a great selling point for guests, but they also pose additional safety risks that are important to be aware of. Many guests visiting the property likely don't have a pool or spa at home and could be unfamiliar with the safety precautions to take or what to do in case of emergency.

This annual pool and spa safety inspection checklist covers key safety measures, such as barriers, signage, emergency equipment, and more, that should be in place to uphold proper pool safety. With these few extra steps, you can ensure guests safely enjoy the pool and spa while reducing accidents and liability.

If any of your homes offer a pool or spa on the property, be sure to use this checklist to conduct annual pool safety inspections or add these items to your existing safety inspection checklist to properly maintain these amenities and keep your guests safe while using them.

POOL BARRIER

Pool Fence

- ☐ A barrier at least 48 inches (1219 mm) above grade measured on the side of the barrier that faces away from the swimming pool surrounds the pool.
- ☐ There are no steps, benches, seats, or other items up against the barrier that will reduce this height.

Pool Gate

- ☐ All gates and doors providing direct access from the home to the pool are equipped with a self-closing, self-latching device with positive mechanical latching/locking installed a minimum of 54 inches (1372 mm) above the door threshold.

Pool Ladder

- ☐ For above-ground pools, the ladder or steps to the pool either are capable of being secured, locked, or removed to prevent access, or the ladder or steps are surrounded by a barrier 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool.

Pool Alarms

- ☐ All doors and windows providing direct access from the home to the pool are equipped with an exit alarm that has a minimum sound pressure rating of 85 dBA at 10 feet (3048 mm).
- ☐ Any deactivation switch for any of the alarms is located at least 54 inches (1372 mm) above the threshold of the access. The only exception to this is windows that have a bottom sill height of 48 inches (1219 mm) or more measured from the interior finished floor at the pool access level.

Pool Cover

- ☐ The pool has a working pool cover that secures access to the pool at all times.
- ☐ It is in place and isn’t accessible by a child, or a pool mesh not be capable of deformation such that a 1/4-inch (6.4 mm) round object could pass through the mesh is provided over the pool and able to be secured by guests to prevent child access.

POOL SIGNAGE

Pool Depth Markers

- ☐ 4 inch tall (102 mm) numbers indicating the depth of the pool are installed at the maximum and minimum water depths and at all points of pool slope change.

Water Watcher Policy Sign

- ☐ A Water Watcher program is in place with a Water Watcher card provided to guests upon arrival. [View reference photo.](#)

Note: local governments may have additional requirements to meet these regulations.

Pool Safety Sign

- ☐ A sign, minimum sized 18”x 24” (457 mm by 610 mm), is posted so that it can be seen from anywhere by the pool.
- ☐ The sign lists, at a minimum, the following information: “Swim at your own risk,” “No glass in the pool area,” “No diving,” “Do not swallow the water,” “Do not use the pool if you are ill with diarrhea,” “Shower before using pool,” “Children under age 18 shall never be left unattended,” and if there is a sun shelf edge, the dropoff depth should be listed. [View reference photo.](#)

POOL EMERGENCY EQUIPMENT

Pool Safety Hook

- ☐ A pool safety hook (also known as a reaching pole), at least 12 feet (3.5 meters) long (note: some locations require them to be 16 feet (4.9 meters) long) is kept in a highly visible and easily accessible location by the pool.
- ☐ The pole is non-telescopic, lightweight, and strong with an attached body hook or shepherd's crook pole with blunted ends.

Life Saver Ring

- ☐ A 17-inch (432 mm) minimum (exterior diameter) life ring with an attached throw rope of a minimum 3/16-inch (4.7mm) diameter is posted in a highly visible and easily accessible location by the pool.
- ☐ The throw rope is sufficient to span the maximum width of the pool and is stored to prevent kinking or fouling.

Pool Toys

- ☐ The only toys provided to guests are approved as flotation devices by the US Coast Guard.
- ☐ No other floaties, inflatables, noodles, or toys are provided, and procedures are in place to remove any left behind by departing guests.

POOL MAINTENANCE EQUIPMENT

Electric Pool Heater

- ☐ The electric pool heater was installed per NEC (National Electric Code)
- ☐ Electric Pool Heater has been inspected by a licensed electrician in the past 5 years.

Gas Pool Heater

- ☐ The top of the gas pool heater is at least 5 feet (153 cm) below, or offset 4 feet (122 cm) from, the nearest opening to a building, such as a window or door; in addition, the top of the heater is at least 3 feet (91 cm) above any forced-air inlets located within 10 feet (3 m) of the unit.
- ☐ All gas connections have been inspected in the past 5 years by a licensed plumber.

Note: local governments may have additional requirements to meet these regulations.

Electrical Wiring

- ☐ All electrical receptacles for pumps and motors are located between 6 (1.8 m) and 10 feet (3 m) from the pool walls and are GFCI-protected and locked.
- ☐ Electric outlet receptacles within 20 feet (6 m) of a pool or spa are GFCI-protected.
- ☐ Any underground wiring does not go under the pool or spa and is run no closer than 5 feet from any sidewall of the pool or spa.
- ☐ All pool-area electrical wiring has been inspected within the last 5 years by a licensed electrician.

SPA/HOT TUB SAFETY

Pool/Spa Lighting

- ☐ Underwater lights are not greater than 15 volts.
- ☐ All lights or ceiling fans are at least 12 feet above the pool or spa if there is no GFCI protection, or at least 7.5 feet away if there is GFCI protection.

Spa

- ☐ Spa emergency disconnect is visible, labeled as such, and is at least 5 feet from the spa, but within 20 feet.
- ☐ The spa cover is able to be securely fastened to prevent children roughly under the age of 7 from accessing it.
- ☐ A spa safety sign is prominently posted. [View reference photo.](#)

Chemicals & Toxic Cleaning Supplies

- ☐ The pool and/or spa are maintained by certified technicians.
- ☐ All chemicals are stored in a secure location to prevent guests from accessing them.

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