



TruBlue Pool & Spa LLC

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Form TB-PWA

Prospect Walkthrough

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Commercial Pool Assessment

Prospect walkthrough — a quick look at water chemistry, basic safety, and equipment before TruBlue prepares a maintenance bid. Not a regulatory inspection.

1. PROPERTY & POOL INFORMATION

PROPERTY NAME

ADDRESS / CITY

CONTACT (BOARD MEMBER / MANAGER)

CONTACT PHONE / EMAIL

DATE

TIME

WEATHER / AIR TEMP

POOL TYPE

☐ Pool ☐ Spa ☐ Wading ☐ Indoor ☐ Outdoor

APPROX. GALLONS

SANITIZER TYPE

☐ Tablets ☐ Liquid ☐ Salt ☐ Other _____

CURRENT SERVICE PROVIDER (internal only)

2. WATER CHEMISTRY Test on site. Mark OK or Concern.

TEST	READING	TARGET RANGE	OK	CONCERN
Free chlorine (FC)		Pool 1–10 ppm (ideal 2–4; at least 2 if stabilized) Spa 3–10 ppm	☐	☐
Combined chlorine (CC)		0.4 ppm or less	☐	☐
pH		7.2–7.8 (ideal 7.4–7.6)	☐	☐
Total alkalinity (TA)		60–120 ppm	☐	☐
Calcium hardness (CH)		200–400 ppm	☐	☐
Cyanuric acid (CYA)		TruBlue target under 50 ppm flag 50+ critical at 90 ppm (CDC limit)	☐	☐
Phosphates		Under 100 ppb preferred flag 500+ ppb	☐	☐
Copper (Cu)		0 ppm ideal flag 0.2+ ppm — <i>heat exchanger corrosion (often low pH / low LSI); blue-green stains, green hair</i>	☐	☐
Iron (Fe)		0 ppm ideal flag 0.2+ ppm — <i>rust / brown staining; source water or corroding metal</i>	☐	☐
Water temperature		Pool typically 78–84°F Spa 104°F max	☐	☐
Total dissolved solids (TDS) (optional)		Flag if 1,500+ ppm above fill-water level	☐	☐
Langelier Saturation Index (LSI)		–0.3 to +0.3 (below = corrosive/etching; above = scaling)	☐	☐

CLARITY: Main drain clearly visible? ☐ Yes ☐ No

COLOR: ☐ Clear blue ☐ Green ☐ Cloudy ☐ Other

ALGAE: ☐ None ☐ Walls/steps ☐ Corners ☐ Widespread

ODOR: ☐ None ☐ Strong “chlorine” (chloramine) ☐ Other

Signs of possible excessive chemical costs: high CYA with low FC, frequent shocking, cloudy or green water despite heavy dosing, high phosphates.

PLASTER / SURFACE CONDITION Overall: ☐ Good ☐ Fair ☐ Poor

☐ Staining

☐ Scaling / calcium deposits

☐ Etching / rough surface

☐ Pitting

☐ Cracks / delamination

☐ Discoloration

☐ Metal staining (blue-green / rust-brown)

Tile line: ☐ Good ☐ Scale ☐ Loose/missing

Type: _____ Age: _____ yrs

LSI link: scaling / calcium deposits = high LSI (above +0.3); etching, roughness, or pitting = low LSI (below –0.3). Metal stains: check Cu / Fe above.

Commercial Pool Assessment — continued

3. BASIC SAFETY CHECKLIST

ITEM	PASS	CONCERN	N/A	NOTES
Main drain covers present and secure; anti-entrapment (VGB) compliant — cover date if visible: _____	☐	☐	☐	
Gate self-closing and self-latching	☐	☐	☐	
Fence / barrier intact (no gaps, climbable objects, or damage)	☐	☐	☐	
Depth markers and "No Diving" signs posted	☐	☐	☐	
Posted pool rules, bather capacity, and emergency phone number	☐	☐	☐	
Lifesaving equipment present (ring buoy, shepherd's hook)	☐	☐	☐	
Emergency phone and first aid kit available	☐	☐	☐	
Deck free of trip hazards and cracks	☐	☐	☐	
Ladders and handrails secure	☐	☐	☐	
Underwater and deck lighting working	☐	☐	☐	
Chemical storage separated, labeled, and ventilated	☐	☐	☐	
Pump / equipment room locked	☐	☐	☐	
Spa: emergency shutoff present; temperature / time warning posted	☐	☐	☐	

4. EQUIPMENT INVENTORY & CONDITION

Pool year built / age: _____ Last resurface year: _____ Heater type: ☐ Gas ☐ Electric ☐ Heat pump ☐ None

EQUIPMENT	BRAND	MODEL #	APPROX. AGE / YR	GOOD	FAIR	POOR
Pump				☐	☐	☐
Motor				☐	☐	☐
Filter				☐	☐	☐
Heater				☐	☐	☐
Chemical feeder / controller				☐	☐	☐
Automation / timer				☐	☐	☐
Flow meter				☐	☐	☐
Valves & plumbing (leaks?)				☐	☐	☐
Other: _____				☐	☐	☐

Heater bypass present? ☐ Yes ☐ No ☐ N/A Heater fresh (combustion) air intake adequate? ☐ Yes ☐ No ☐ N/A

5. FLOW RATE & FILTRATION

FLOW RATE & TURNOVER

Flow meter reading: _____ GPM

Required: _____ GPM (gallons ÷ turnover hrs ÷ 60)

Turnover: _____ hrs (typical: pool 6, wading 1, spa 0.5)

Meets required rate? ☐ Yes ☐ No ☐ No meter

FILTRATION EFFICIENCY

Type: ☐ Sand ☐ Cartridge ☐ DE ☐ Other _____

Clean _____ psi Current _____ psi Rise _____ (flag 8–10+)

Media / cartridge / sand: ☐ Good ☐ Fair ☐ Poor

Backwash / clean freq.: _____ Clarity: ☐ Clear ☐ Hazy

6. VENTILATION

EQUIPMENT ROOM, CHEMICAL STORAGE & INDOOR AIR

Equipment room: ☐ OK ☐ Concern

Chemical storage: ☐ OK ☐ Concern

Fumes / odor: ☐ None ☐ Present

Corrosion (rust, pitting): ☐ None ☐ Some ☐ Heavy

Indoor pool air quality: ☐ Good ☐ Stuffy / strong chloramine odor ☐ Condensation / corrosion ☐ N/A (outdoor)

7. FIRST IMPRESSIONS Overall look, deck, bather use, anything the contact mentioned

8. NOTES / TOP CONCERNS

1.

2.

3.

9. RECOMMENDED NEXT STEPS

☐ Send maintenance proposal / bid

☐ Water balance correction (pH, alkalinity, LSI)

☐ CYA reduction (partial drain / dilution)

☐ Phosphate removal / enzyme program

☐ Safety items to correct before season

☐ Equipment repair / replacement quote

☐ Present findings to board / manager

☐ Other:

ASSESSED BY

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FOLLOW-UP DATE

10. SITE SKETCH / ADDITIONAL NOTES Pool layout, equipment room, gates, drains, problem areas