01 / TOUR BRIEF

Orlando Pool Home Buyer Worksheet



A practical way to compare the home, the pool and the questions still open.

Property / listing reference

Visit date / who joined me

Area / actual jurisdiction to confirm

What I want the pool and outdoor space to support

Three priorities

Trade-offs I can consider

At the visit, I observed...

Record what you saw or were told, and who said it. A clear view or an attractive finish is not a condition, safety or compliance determination.

My first question for an appropriate professional

Local focus: College Park, downtown Orlando and Winter Park. Confirm the actual address and responsible government; a postal address is not a jurisdiction check.

Free printable planning resource. No registration. Keep the working copy private. This is not an inspection, safety certification, legal opinion or insurance approval.

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02 / RECORDS + SPECIALIST QUESTIONS

Put the unknowns in writing.



Use a separate sheet for each home when a comparison needs more space.

Tick the latest status for each item. Provided means a record was received, not that its contents or the work have been verified. Verify means follow-up is still needed.

Record / information	Status	Question / person to ask
Pool, spa and equipment details	☐ Provided ☐ Requested ☐ Verify	
Permit / inspection record history	☐ Provided ☐ Requested ☐ Verify	
Maintenance and repair records	☐ Provided ☐ Requested ☐ Verify	
Manuals / warranty / transfer terms	☐ Provided ☐ Requested ☐ Verify	
Sale inclusions / seller information	☐ Provided ☐ Requested ☐ Verify	
Specialist scope / report limits	☐ Provided ☐ Requested ☐ Verify	

Before booking a specialist

Ask what the written scope includes, what cannot be evaluated, who will inspect the pool or spa systems, and which qualifications or licenses apply to the actual work.

Issue I need assigned / appropriate professional

Use qualified professionals for inspection, safety, condition, repairs, title, permit interpretation and insurance questions. This worksheet does not establish compliance.

03 / OWNERSHIP COSTS + INCLUSIONS

Use the quote, then check the scope.



Write the provider, date, amount and period. Leave unknown amounts blank.

Use property-specific written quotes or clear provider explanations. Separate recurring service, included supplies, variable usage and one-time work; do not invent a monthly allowance.

Item to clarify	Provider / quote date	Amount / period	Included / still unknown
Regular service plan			
Supplies / treatments already in service?			
Electricity / water / heating assumptions			
Repair / replacement work or quote			
Insurance coverage / cost questions			

Check for double counting

If a service quote includes supplies, do not list the same supplies again. Mark exclusions and billing periods. Ask how any energy or water figure was estimated for this property.

Written inclusions and warranty questions

Which equipment or accessories are included in the sale? Which warranty terms, exclusions, transfer requirements or fees need written confirmation?

No automatic totals or cost forecasts. Existing premiums, old bills and seller estimates may not represent your future costs. Ask the relevant provider to confirm the basis.

04 / COMPARE + FOLLOW THROUGH

Two homes. One clearer next step.

Use the evidence you have. An unresolved question can stay unresolved.

Compare the same item	HOME A	HOME B
Home / listing reference		
Fit with my priorities		
Records / questions still open		
Quoted costs + inclusions		
Specialist follow-up needed		

Assign the follow-up

Open question / next action	Person / source	Next check-in

Compare Orlando-area pool homes with Daniel Wilson

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Request a property-specific buyer conversation. Click here to get started.

Primary resources / checked November 5, 2026

Florida Health: layers of protection

Winter Park: building / records starting point

Orlando: pool / spa permit resource

Florida CFO: homeowners insurance

Educational organizer. Dates above are planning check-ins, not legal or contractual deadlines.