

POOLFAX™ ANALYSIS

POOLFAX™ INSPECTOR: Galen Crabtree, Build A Pool LLC
PROPERTY ADDRESS: [REDACTED], Yukon, OK 73099
APPOINTMENT: Monday, August 20, 2018 at 1:00pm

POOL SPECS & FEATURES:

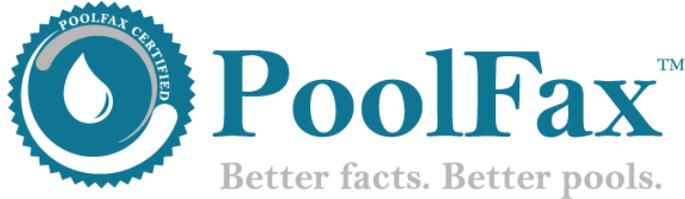
PF CLASS:	<u>Class C, Fiberglass</u>	QSCORE:	<u>3.67</u> (Scale of: 1 to 5) **
<i>(Mkt Avg: gunite dominate at 4.67)</i>			
Size of Pool:	15' x 30' x 6', P= 103'	Design Style:	Freeform
Spa/Hot Tub:	None	Coping:	Concrete
Waterline Tile:	1x1 porcelain tile	Interior Finish:	Black gel with sparkle
Water Feature:	Rockfall & water bubblers	Filter Pump:	2.0 HP single speed
Feature Pump:	None (shares filter pump)	Heater:	None
Circulation:	4 perimeter returns	Heater Brand:	N/A
Cleaning System:	None installed	Sanitation:	Jandy Nature2 chlorine
Cleaner Pump:	N/A	Skimmer(s):	One suction only
Filtration:	Jandy CV340 cartridge filter	Plumbing Size:	2.0"
Automation Controls:	Single dial timer (no FP)	Pool Cover:	None
Equipment Age:	6/2015	Overflow:	None
Pool Lighting:	LED, white only	Water Leveling:	Not installed
Decking:	Brushed concrete (stained)	Safety Barriers:	Fence gates
Safety Utilities:	Connection integrity in place	Pool Ingress:	Steps & benches
Year Built:	6/25/2015 (\$55,000)	Builder:	Aquahaven Pools
Remodeled:	N/A	Contractor:	N/A

"QUALITY OF OWNERSHIP" RECOMMENDED IMPROVEMENTS

Items with highest potential to improve Quality of Ownership, but the least invasive

- Self-closing, self-latching fence for gate (Driveway side) and lock on opposite gate
- Jandy 2.0 variable speed filter pump (\$1,795.58)
- Jandy JX1400 natural gas heater (\$3,695.56, may include gas & electrical connections)
- Stand alone robotic cleaner (Zodiac 9650IQ Sport-\$1,785 or Zodiac 8050 Sport-\$1,534)
- Upgrade to color LED lighting vs white only (\$895)

Impact on QScore if above items were implemented: 4.44



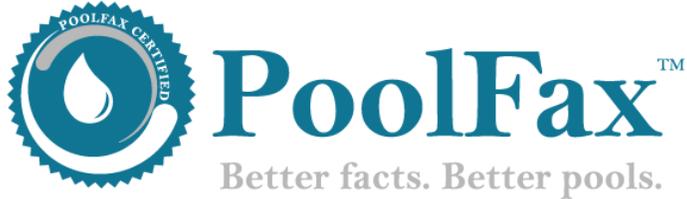
MARKETABILITY NOTES:

At the time of install, this was probably the largest single piece fiberglass shell available without venturing into a rectangle design. This pool is in exceptional condition and built significantly beyond the traditional fiberglass installed pool. It has actual porcelain water line tile, black gel interior fiberglass finish with embedded sparkle flake, a natural rockfall and most of all a flagstone sunledge entry with two water bubblers. The rockfall and flagstone covered sunledge alone are significant upgrades for a gunite pool let alone a fiberglass pool. It was built brand new at the same time as the home was built for the current and first owner.

REPORT REVIEW

- 1. SAFETY BARRIERS:** Special note regarding safety barriers is that the seller indicated that there are door alarms on all doors providing direct access to the pool area. Although this is not a mandatory requirement for “pool homes” currently, it is PoolFax’s requirement to identify when these do or do not exist. In this case, they are stated to exist but were turned off at the time of inspection due to foot traffic in and out with inspectors and pet disturbance. The home did have adequate perimeter fencing around the backyard to prevent direct access to the pool. The homeowner had elected to use padlocks on the gates to prevent unexpected access from outside. However, at least one of the gates would need to have the latch moved to 54” above the ground and a self-closing, self-latching spring installed to fully meet safety barrier requirements. It is noted that the pool did not receive final pool inspection approval, which would have caught this at the time of construction. This is not to be considered a deficiency but an awareness notice to the buyer since it is a “pool home” owner’s responsibility to ensure that these safety barriers are in place and functioning properly always to minimize risk and liability.
- 2. WATER FEATURE:** It was noted that as the rockfall was running it had a slight leak from the spillway running on either side of the back wall. This appeared to be caused by common separation of mortar along or under the spillway capstone that is allowing the water to escape. Flow is minimal but long-term operation of the rockfall will contribute to some water loss in the pool. The system is setup to terminate flow to the water features if the owner wants to have it operating on demand instead of constantly operating when the pool is operational. *A repair could be considered at an estimated cost of \$600, but rockfall leakage can be a small reoccurring issue from time to time.*

Disclaimer(s): PoolFax reports, analysis and assessments do not involve any type of pool leak detection, other than what our onsite inspectors can see occurring from equipment or water features demonstrating leakage at the time of inspection. If leakage is a concern, then our recommendation is to connect with PoolStar® Support with any questions about how to troubleshoot or diagnose them.



SPECIAL SERVICES NOTE: This home is now **PoolFax™ Certified**. So, the property will be added to the PoolFax™ database at www.getpoolfax.com and begin maintaining the pool's historical data from owner to owner. It will also provide updated "Quality of Ownership" references as features, materials and equipment are developed that integrate with your pool's specifications to maintain or improve the home's long-term marketability and owner value. In addition, the homeowner of record is now eligible to subscribe to the **PoolStar® Network Support** services. Complete list of services included with subscription:

- One session of one on one pool familiarization, called "Pool School"
- On call, text & email troubleshooting and operational support for 12 months
- If pool has smart phone automation, it would also include remote monitoring support
- Extended warranty support if pool coverage is included in the policy

ANNUAL SUBSCRIPTION COST: [\\$249.00 \(US\)](#)

**** HOW TO INTERPRET YOUR "QUALITY OF OWNERSHIP" SCORE (QSCORE)**

Pool ownership can be easy or more difficult depending on the pool's features. QScore gives you a rating to compare your ease of ownership. The report also provides ideas to make pool ownership easier. This not only adds to your quality of life and experience with your pool, it also adds future value to your pool and home. QScore is not an indication of the quality of construction or current condition.