

POOLFAX™ ANALYSIS

POOLFAX™ INSPECTOR: Galen Crabtree, Build A Pool LLC
PROPERTY ADDRESS: [REDACTED], Oklahoma City, OK 73132
APPOINTMENT: Monday, August 6, 2018 at 11:00am CST

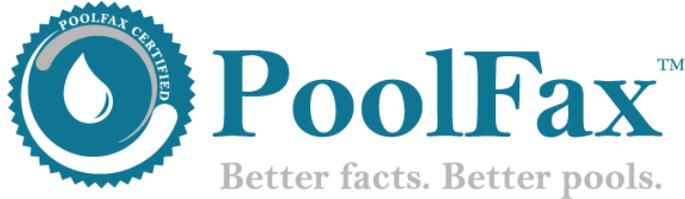
POOL SPECS & FEATURES:

PF CLASS:	<u>Class A, Gunite</u>	QSCORE:	<u>2.78</u> (Scale of: 1 to 5) **
(Mkt Avg: gunite dominate at <u>3.50</u>)			
Size of Pool:	21' x 24'x 5', P=72'	Design Style:	Geometric
Spa/Hot Tub:	27' perimeter, Raised	Coping:	Poured concrete
Waterline Tile:	3" x 3" Porcelain	Interior Finish:	Painted
Water Feature:	None	Filter Pump:	1.5 hp, single speed
Feature Pump Brand:	N/A	Pump Brand:	Pentair Superflow
Spa Pump:	N/A	Heater:	None
Circulation:	Perimeter returns only	Heater Brand:	N/A
Cleaning System:	None	Sanitation:	In-line Chlorine Tube
Cleaner Pump:	N/A	Skimmer(s):	Suction only
Filtration:	Hayward Sand Filter	Plumbing Size:	1.5"
Automation Controls:	Dial Timer	Pool Cover:	N/A
Equipment Age:	Not identified	Overflow:	None
Pool Lighting:	Removed from service	AutoFill:	External mounted
Decking:	Wood decking	Safety Barriers:	Fence gates
Safety Utilities:	Equipment Bonding	Pool Ingress:	Steps and benches
Year Built:	No record	Builder:	Unknown
Remodeled:	Yes	Contractor:	Unknown

"QUALITY OF OWNERSHIP" RECOMMENDED IMPROVEMENTS

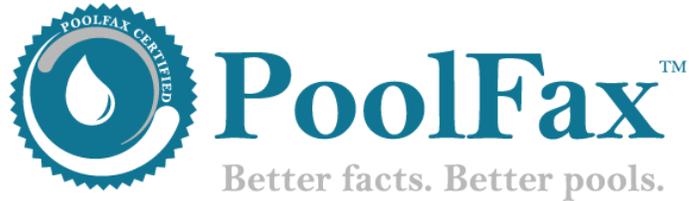
Items with highest potential to improve Quality of Ownership, but the least invasive

- None for the current condition of the pool



REPORT REVIEW

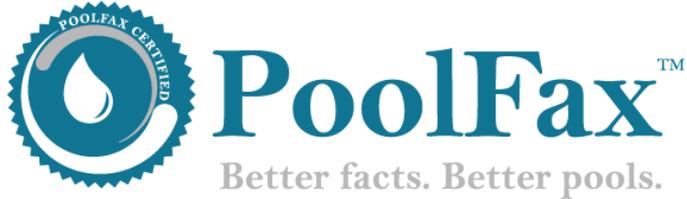
- 1. SAFETY BARRIERS:** It is a national safety standard to have fencing that is a minimum 4' tall with self-closing and self-latching gate(s) with a latch 54" above the ground to prevent direct access to the pool from outside the home. The fencing gates lacked self-closing and self-latching capabilities and appropriate latch height. This may not be considered a contract/closing deficiency, but it is very important homeowner information and awareness regarding the risk and liability that exists without the appropriate fencing barrier being in place. Resolution is that one gate (determined to be the "non-main" gate) can be locked with a padlock. The gate designated as the "main gate," can have the latch raised to 54" above the ground and a gate spring installed to cause the self-closing actuation. The spring can be purchased at Home Depot or Lowe's for less than \$40 and would require about 1 hour of installation time.
- 2. SAFETY UTILITIES:** All electrical conduits were properly connected. The only owner awareness item to bring up is the lack of pump bonding for the pump, which is #8 copper wire tied to the interior pool wall steel rebar back to the equipment bonding nut. Most likely not done at time of construction. Also, the high-power junction box appears to be less than 5 ft away from the pool waterline. The intent here is to make the homebuyer aware of these construction standard requirements that may not have been met at the time of construction, which would be invasive to correct now. Buyer simply needs to be aware of the potential concerns by living with these long-term deficiencies. Correction could be done in the future should the buyer wish to remodel the pool.
- 3. SPA:** Spa was operating properly and appeared to be in very good working condition. Water level was low in the spa apparently due to the lack of a "check valve" in the spa jet return side of the pumping back at the equipment. This is likely allowing the water level to equalize with the pool water level. The scope of this pool analysis doesn't not cover professional leak detection or evaluation due to time required to perform.
- 4. INTERIOR FINISH:** The current finish on the pool is a painted finish that would be considered 100% delaminated and fully past its functional life. A painted finish is typically applied when the original plaster finish installed at time of construction has reached the end of its functional life expectancy. A plaster finish serves as the water proofing barrier for a gunite pool. A professional leak detection test was not performed within this analysis. Due to the overall condition of the pool and lack of quality in the last remodel/repair of the pool, it would be deemed unnecessary to perform and something the buyer would be expected to live with as the previous homeowner has should it exist. Only potential remedy for any potential leak that could exist would be a complete remodel of the interior finish. The seller has a functioning aftermarket autofill



attached to the pool to help simplify maintaining proper water level, which was operating at the time of the analysis.

5. **POOL SHELL:** There are multiple indications that the pool shell had experienced a catastrophic crack at some point in the history of the pool's existence and been repaired. The patch in the tile by the spa is in line with a bench repair and large line running down the bench wall and along the crest of the floor where the shallow water begins to slope down to the deeper water. This analysis report does not speak to the quality or long-term integrity of the repair. This would only be determined if the buyers ever wanted to perform a remodel of the interior finish. This catastrophic event may have caused issues with the original plumbing of the pool, which would explain the reason the external skimmer and suction device has been installed, the original skimmer taken out of commission as well as the main drain of the pool basically covered over during the repainting of the interior finish and perimeter water returns taken out of operation.
6. **POOL LIGHT:** The original light in the pool has been painted over and taken out of operation. It is assumed that during the remodel/repair of the pool, the light was disconnected from the high voltage transformer and taken totally out of operation.
7. **POOL PLUMBING:** The original pool plumbing appears to have been bypassed and taken out of operation during the remodel/repair of the pool. The plumbing has been ran on top of the ground, or is shallow enough that the buyer should inquire with the seller if it was standard protocol to "winterize" the pool during winter to prevent freeze damage. If so, what was the annual cost to close and open the pool.

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 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
- 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. It isn't an indication of the quality of construction or current condition, but it does provide recommendations for improving the pool's current condition if needed. The report also provides ideas to make pool ownership easier. This not only adds future value to your quality of life and experience with your pool, it also adds future value to your pool and home.