



**PoolFax**<sup>TM</sup>  
Better facts. Better pools.

## POOLFAX<sup>TM</sup> ANALYSIS

**INSPECTION:** Galen Crabtree, Build A Pool LLC  
**PROPERTY ADDRESS:** [REDACTED] Blvd, Oklahoma City, OK 73013  
**APPOINTMENT:** Wednesday, June 13, 2018 at 9:00am

### POOL SPECS & FEATURES:

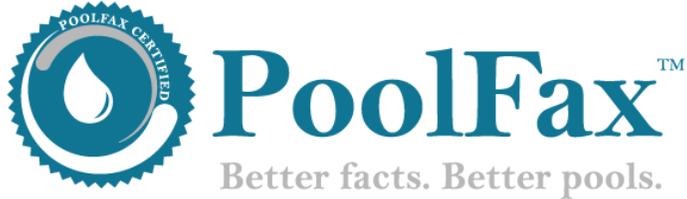
<b>PF CLASS:</b>	<u>Class A, Gunite</u>	<b>QSCORE:</b> <u>4.72</u> (Scale: 1 to 5) **
<i>(Mkt Avg: gunite dominate at 4.83)</i>		
<b>Size of Pool:</b>	9' x 16' x 4', P= 50'	<b>Design Style:</b> Geometric
<b>Spa/Hot Tub:</b>	Spa/pool combo (SPOOL)	<b>Coping:</b> 2" Dover natural stone
<b>Waterline Tile:</b>	1" x 1" Blue glass	<b>Interior Finish:</b> All tile, glass
<b>Water Feature:</b>	3 small copper scuppers	<b>Filter Pump:</b> 1.5HP single speed
<b>Feature Pump:</b>	None, driven by filter pump	<b>Heater:</b> 400k BTU, natural gas
<b>Circulation:</b>	Perimeter returns only	<b>Heater Brand:</b> Rhem
<b>Cleaning System:</b>	F5-280 Pressure cleaner	<b>Sanitation:</b> IntelliChlor salt system
<b>Cleaner Pump:</b>	Polaris PB4-60 3/4hp	<b>Skimmer(s):</b> Two suction skimmers
<b>Filtration:</b>	Pentair CCP320 Cartridge	<b>Plumbing Size:</b> 2" plumbing
<b>Automation Controls:</b>	Digital	<b>Pool Cover:</b> None
<b>Equipment Age:</b>	7/2013	<b>Overflow:</b> Yes
<b>Pool Lighting:</b>	Low voltage, white only	<b>Water Leveling:</b> Not installed
<b>Decking:</b>	2" natural Dover stone	<b>Safety Barriers:</b> Fence Gates
<b>Safety Utilities:</b>	Proper Connections	<b>Pool Ingress:</b> Steps & benches
<b>Year Built:</b>	7/2013 (\$124,000)	<b>Builder:</b> Dale Johnson, Classic Pools
<b>Remodeled:</b>	N/A	<b>Contractor:</b> N/A

### "QUALITY OF OWNERSHIP" IMPROVEMENTS

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

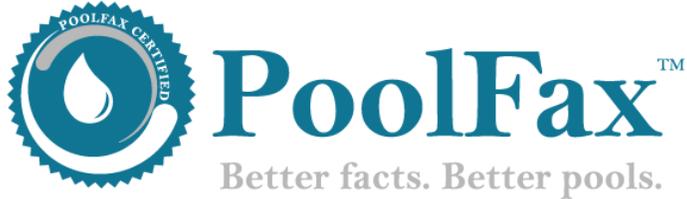
- Self-closing, self-latching fence for gate (Magni-Lock latches on both gates with springs)
- Confirm pool does have a digital remote
- Confirm two pool lights work and are white color only
- Determine if Vivent home system can provide pool alarms on doors leading to pool area
- Upgrade to Intellitouch wifi smart phone control after purchase

**Impact on QScore if above items were implemented:** 5.50



## REPORT REVIEW

- 1. SAFETY BARRIERS:** Majority of homeowners tend to lose track of the fence safety requirements for homes with pools. Most common issue is the lack of maintaining proper gate function or installing a fence that meets national pool safety code. This fence model does meet standards but both gates lack self-closing and self-latching functionality. Recommendation for owner is to install Magna-latch systems on both gates with associated self-closing springs to meet this ownership safety requirement. 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. FILTER PUMP:** The filter pump is a Pentair WhisperFlo 1.5 HP full rated single speed pump. It is in good working condition, but it is noted that the motor has been replaced at least once since original install in 2013, which is not uncommon. Recommendation would be to include swimming pool coverage in an extended home warranty policy since the age of the equipment is more than 3 years old and beyond the manufacturer’s warranty coverage period.
- 3. FILTRATION:** Small amount of water was noted around the equipment pad which appeared to stem from some minor leaking around the filter cartridge locking ring. Simply address the next time the cartridge filters are going to be cleaned by insuring the large gasket between the top and bottom is properly in place and tighten appropriately to ensure the small amount of leakage is stopped.
- 4. AUTOMATION CONTROLS:** The pool equipment is controlled from a digital control panel at the equipment pad itself. The seller should confirm if there is a hand held remote that was also installed, or a wall mounted control pad inside the house. If neither of these remote-control options exist, then the POOLFAX™ recommendation is that once the new homeowner takes ownership to consider upgrading the current system to add a digital remote or even advance to the Intellitouch smart phone control system. These items will improve quality of ownership through convenience of operational control features, simplicity of monitoring equipment operations and expand into options for remote monitoring support.
- 5. POOL LIGHTING:** The pool lighting consists of two 8” low voltage incandescent pool lights along the west wall of the pool. We were unable to confirm these lights were operational through the panel control buttons. Seller should confirm if the current lights work and how they are controlled. If they truly have become defective then the POOLFAX recommendation is that the two lights be replaced with low voltage color LED lighting, only if there is a digital remote available. Otherwise, the recommendation would be to replace with the same 8” low voltage white light.



**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](http://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. 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.