

PREPARED FOR DAWN HALFAKER

Condition report and service proposal

Halfaker Residence
8159 Entrada De Luz E, San Diego, CA 92127



BlueLux physically inspected the pool and attached spa, the front tiered fountain, the courtyard orb fountain, and their visible supporting equipment. This report documents the observed condition, the work needed to establish a dependable baseline, and the recommended recurring service plan.

Inspection: August 11, 2026 | Prepared: August 11, 2026 | Valid through: August 26, 2026

3

Bodies of water

5

Pumps

3

Filters

3

Sanitization devices

3

Water-level controls

PROPERTY SCOPE

Bodies of water included

This was a limited visual and operational assessment while the pool was in use. Once service begins, BlueLux will complete a functional baseline of the heater, all pumps, system flow, valves, air blower, water features, automation programming, and circulation schedules.

Pool and attached spa

Treated as one hydraulically connected body of water with shared circulation, heating, automation, and sanitization systems.

Front tiered fountain

Architectural fountain with a raised tier and lower pebble basin. Visible algae requires an initial treatment.

Courtyard orb fountain

Separate orb water feature with its own basin, circulation requirements, and water-level control.

INITIAL CONDITION REPORT

Inspection findings

These notes are limited to conditions relevant to the quoted work. Photographs are included as supporting documentation.



Leak 1: union connection

Active leakage was observed at a union connection. The union will be opened, inspected, resealed, and replaced if the sealing surfaces or fitting are damaged.

REQUIRED



Leak 2: smaller Clean & Clear filter union

Leakage was observed at a union serving the smaller Clean & Clear filter. The connection should be opened and rebuilt with the correct seal or fitting as needed.

REQUIRED



Leak 3: large 4-inch check valve

Leakage was observed at the large swing check valve. Service includes opening and inspecting the valve, replacing serviceable seals or internal parts when practical, and replacing the valve if needed within the quoted scope.

REQUIRED



Algae in pump baskets

Substantial algae was found inside the baskets of Pumps 1 and 2. This suggests stagnant organic load or inadequate circulation in the affected paths and should be corrected before the property baseline is accepted.

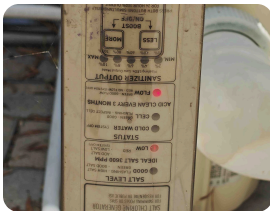
REQUIRED



Front tiered fountain algae

The front tiered fountain has excessive visible algae on the submerged stone and basin surfaces. BlueLux recommends brushing and a targeted treatment. As far as we can determine from the initial assessment, draining should not be necessary.

REQUIRED



Salt-cell condition and age

The IntelliChlor displayed low-salt or flow indications and appears consistent with the age of the 2019 equipment. Clean and test the cell first. If output remains inadequate, the correctly sized replacement is a Pentair IntelliChlor Plus40.

RECOMMENDED



Three filters require cleaning

All three cartridge filters should be opened and cleaned so BlueLux can establish clean starting pressures, inspect the cartridges, and confirm filtration performance.

REQUIRED



Cartridge age

The two dated filter vessels were manufactured in 2019. Cartridge condition cannot be judged from vessel age alone, but replacement should be anticipated if the cartridges are original, damaged, or no longer recover normal pressure after cleaning.

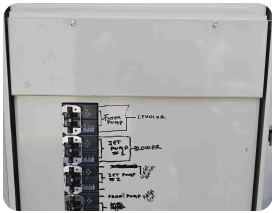
OBSERVATION



Calcium at the waterline

A visible calcium line remains along portions of the pool waterline. It is not critical to operation, but it is documented as an existing cosmetic condition and can be addressed separately if desired.

OBSERVATION



Automation modernization opportunity

The existing IntelliTouch system is an established but older automation platform. An IntelliCenter i10PS upgrade would add a current user interface, app-based remote control, easier scheduling and diagnostics, and a supported platform for future equipment integration. This is optional and not required to begin service.

OPTIONAL

VERIFIED PROPERTY INVENTORY

Equipment and system assessment

Listed equipment was visible at the property but was not comprehensively inspected or diagnosed unless the quotation expressly says otherwise.

ID	EQUIPMENT	ASSESSMENT	SERVICE APPROACH
PUMPS			
P-1	Pentair IntelliFloXF variable-speed pump	Premium high-flow variable-speed platform. Heavy algae was present in the basket, indicating the affected water path needs cleaning and circulation review.	Remove organic material, clean and sanitize the basket and housing, then verify prime, flow, speed assignment, and schedule during the baseline visit.
P-2	Pentair IntelliFloXF VSF variable-speed and flow pump	High-quality variable-speed and flow pump. Heavy algae was present in the basket, which points to an active maintenance or circulation issue in this path.	Clean and sanitize the basket and housing, then verify prime, flow, assigned circuit, and programmed run time.
P-3	Pentair IntelliFlo VSF variable-speed and flow pump	Modern, efficient pump platform suited to precise circulation control. No material defect was identified during the limited assessment.	Confirm prime, commanded speeds, flow response, circuit assignment, and schedule during the functional baseline.
P-4	Pentair WhisperFlo High Performance pump	Established single-speed pump design commonly used for dedicated water features or auxiliary circulation. Exterior condition appears serviceable.	Confirm the served feature, motor sound, prime, flow, and valve path during the baseline.

ID	EQUIPMENT	ASSESSMENT	SERVICE APPROACH
P-5	Pentair WhisperFlo High Performance pump	Established single-speed auxiliary pump. It appears serviceable from the initial inspection, but its exact feature assignment and delivered flow were not fully tested while the property was in use.	Operate the assigned feature, listen for abnormal motor or bearing noise, inspect for seal leakage, and confirm that the pump primes and produces expected flow.
FILTERS			
F-1	Pentair Clean & Clear Plus CCP520, part 160332, manufactured 06/25/2019	Large-capacity cartridge filter appropriately sized for a complex pool and spa system. The vessel is about seven years old and should be cleaned before cartridge condition is judged.	Open and clean the filter, inspect all four cartridges, record clean pressure, and replace the cartridge set only if damaged, deformed, or unable to recover performance.
F-2	Pentair Clean & Clear CC50, part 160314, manufactured 06/12/2019	Compact cartridge filter suited to a dedicated fountain or auxiliary circuit. Leakage is present at a union and the cartridge may be aging.	Repair the leaking union, clean and inspect the cartridge, record clean pressure, and confirm the filter's assigned body of water.
F-3	Compact Pentair Clean & Clear cartridge filter, exact size not physically verified	Compact auxiliary filter of the same general equipment era. Exact size and cartridge condition remain to be established during the baseline.	Clean the filter, physically verify the model and cartridge, record clean pressure, and map it to the served fountain or circuit.
SANITIZATION			
S-1	Pentair Rainbow Model 320 in-line chlorinator	Established tablet chlorinator design. Exterior condition appears serviceable, but feed rate and check-valve performance require operational verification.	Inspect lid seal, check valve, feed control, and circuit assignment before placing it into the routine service program.

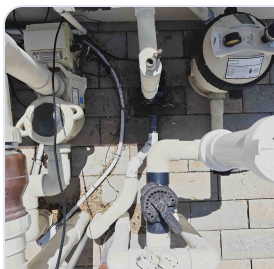
ID	EQUIPMENT	ASSESSMENT	SERVICE APPROACH
S-2	Pentair Rainbow Model 320 in-line chlorinator	Second dedicated tablet chlorinator, likely serving an auxiliary body or circuit. Exterior condition appears serviceable.	Verify the served body, inspect the lid seal and check valve, and confirm controllable sanitizer delivery.
S-3	Pentair IntelliChlor salt chlorine generator	Integrated salt-chlorine system showing low-salt or flow indications. Based on the surrounding 2019 equipment, the cell may be near the end of a typical service life if it has not already been replaced.	Clean and test the cell, verify salinity and flow, and replace only if it cannot produce adequate chlorine. The quoted replacement is the correctly sized IntelliChlor Plus40.
WATER LEVEL			
WL-1	Jandy Levolor K-1100 electronic water-level controller	Reliable electronic fill-control design. The controller was present and powered during the inspection.	Map it to the served body and test its sensor, fill valve, shutoff, and response during the baseline.
WL-2	Jandy Levolor K-1100 electronic water-level controller	Second dedicated level controller of the same established design.	Map it to the served body and verify sensor, fill valve, and shutoff operation.
WL-3	Third electronic water-level control, brand and model not physically verified	A separate level-control function is present for the third body of water. Its controller location and exact model were not established during the limited visit.	Locate and identify the controller, map it to the remaining body, and test the sensor and fill response.
HEAT AND AUTOMATION			
H-1	Pentair MasterTemp 400 heater	High-output 400,000 BTU heater commonly used for pool and spa systems. Full firing and heating performance were not tested while the pool was occupied.	Run a controlled heat call, verify ignition and temperature rise, inspect for faults or leakage, and confirm automation control.

ID	EQUIPMENT	ASSESSMENT	SERVICE APPROACH
A-1	Pentair IntelliTouch i7+3 automation	Capable but older-generation automation with substantial circuit capacity. It can remain in service if controls, relays, and programming perform correctly.	Document circuit assignments, verify relays and valves, optimize schedules, and retain unless reliability or remote-control needs justify the optional IntelliCenter upgrade.
A-2	Pentair indoor digital controller, exact model not physically verified	Legacy indoor interface associated with the automation system. It provides local control but lacks the current experience and remote diagnostics of IntelliCenter.	Verify communication and button functions as part of the automation review.
WATER FEATURES			
B-1	Silencer Air Blower, model 1-6315241, 1.5 HP, 220 V, manufactured 01/2019	Appropriately sized air blower from the same general equipment era. Exterior condition appears serviceable.	Operate the air feature, confirm airflow and check-valve protection, and listen for abnormal noise during the baseline.

ONE-TIME RESTORATION

Work required to establish the service baseline

These fixed prices establish the initial service baseline from conditions observed during the physical inspection. Each item includes the labor, ordinary seals or fittings, chemicals, and disposal reasonably expected for the described work.



REQUIRED

Leak 1: union connection service

Open the leaking union, inspect and clean the sealing surfaces, install the appropriate seal or fitting as needed, reassemble, and pressure-test the connection.

\$250



REQUIRED

Leak 2: smaller Clean & Clear filter union service

Open and rebuild the leaking filter union with the correct seal or fitting as needed, then restore circulation and verify the repair under pressure.

\$250

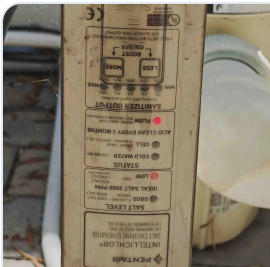


REQUIRED

Leak 3: large 4-inch check valve service

Open and inspect the union-style 4-inch swing check valve, replace serviceable seals or internal parts when practical, and replace the complete valve if needed. Restore circulation and verify the repair under operating pressure.

\$295

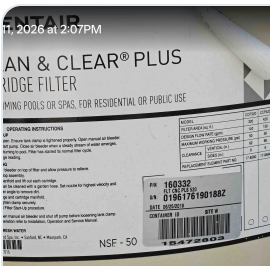


REQUIRED

Salt-cell cleaning and operational test

Remove and clean the IntelliChlor cell, verify salinity and adequate flow, reinstall it, and test chlorine-production status. Replacement is not included in this item.

\$50



REQUIRED

Three cartridge-filter cleanings

Open, clean, inspect, reassemble, and record clean operating pressure for each filter: CCP520 at \$200, CC50 at \$125, and the second compact Clean & Clear at \$125.

\$450



REQUIRED

Algae removal from affected pump baskets and housings

Remove the visible algae and organic debris from Pumps 1 and 2, clean and sanitize each basket and accessible housing, restore prime, and verify circulation through the affected water paths.

\$350

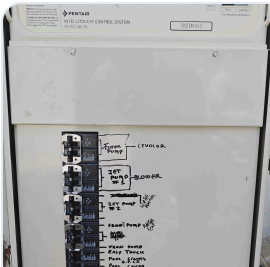


REQUIRED

Front tiered fountain algae treatment

Brush accessible submerged surfaces, apply a targeted algae treatment, circulate the treated water, and return to evaluate the response. As far as we can determine at the moment, draining is not required.

\$225



REQUIRED

Functional baseline and programming review

After the corrective work, test heater operation, all five pumps, circulation and flow, valves, blower and water features, all three level controls, automation circuits, and operating schedules. Document the assignments and optimize programming for dependable circulation across the property.

\$300

Required restoration investment

\$2,170

Applicable sales tax is added only to taxable parts and materials.

OPTIONAL AND RECOMMENDED WORK

RECOMMENDED

Pentair IntelliChlor Plus40 replacement

Recommended only if cleaning and testing show that the existing cell cannot produce adequate chlorine. Includes the correctly sized Plus40 cell, installation, configuration, salinity verification, and commissioning.

\$2,195

RECOMMENDED

Pentair CCP520 replacement cartridge set

Recommended if the four cartridges are damaged, deformed, original to the 2019 filter, or cannot recover normal performance after cleaning. Confirm customer replacement history before authorizing.

\$1,195

RECOMMENDED

Pentair CC50 replacement cartridge

Recommended only if the existing cartridge fails inspection or does not recover acceptable pressure and flow after cleaning.

\$195

RECOMMENDED

Second compact-filter replacement cartridge

Final price depends on the cartridge size physically verified during the baseline. Replacement is recommended only if condition or performance requires it.

\$195 to \$395

OPTIONAL

Pentair IntelliCenter i10PS automation upgrade

Optional modernization from IntelliTouch to a current IntelliCenter platform with an updated interface, app-based remote access, easier schedules, clearer status and diagnostics, and a supported base for future integrations. Existing equipment remains subject to compatibility verification.

\$2,995

RECURRING SERVICE RECOMMENDATION

BlueLux Lux Plan

Complete weekly care for the combined pool and spa, front tiered fountain, and courtyard orb fountain. Lux is recommended because the property has five pumps, three filters, three sanitization devices, three level controls, heating, blower-driven features, automation, and multiple interconnected valve paths.

MONTHLY SERVICE

\$655 / month

Twelve-month initial term

- ✓ Weekly cleaning and water care across all three bodies of water
- ✓ Timestamped digital reports with photos and readings
- ✓ Covered repair labor with no annual labor cap
- ✓ No diagnostic or dispatch charge for covered repairs
- ✓ Equipment inventory, circuit mapping, programming review, and annual system summary
- ✓ Dedicated concierge coordination for the homeowner and property manager
- ✓ Precise testing plus routine and specialty service chemicals
- ✓ Scheduled filter and salt-cell care for enrolled equipment
- ✓ Parts under \$500 per repair, subject to plan terms
- ✓ Same-day priority and unlimited covered emergency visits
- ✓ Covered work handled within the agreed authorization without a separate repair-labor quote or invoice

ON-REQUEST AMENITIES

Fresh towels, sunscreen, and agreed household preferences

The Lux Plan can include fresh-towel presentation, sunscreen replenishment, and other agreed lifestyle amenities. BlueLux establishes preferences and reasonable quantities before activation, then provides them when requested so the service remains useful without unnecessary household or service overhead.

Pre-existing conditions and anything identified during the initial functional baseline are excluded until BlueLux corrects and accepts the item into coverage. Major equipment and other exclusions remain subject to the signed Lux agreement.

ALTERNATIVE PLAN, NOT RECOMMENDED FOR THIS PROPERTY

BlueLux Premium

Premium provides the same weekly cleaning and water care across all three bodies of water, specialty chemicals, scheduled filter and salt-cell care, digital reporting, and parts under \$50 per repair, subject to plan terms. It lowers the recurring fee by shifting equipment risk and repair administration back to the homeowner.

- Repair labor is quoted and billed separately.
- Parts costing \$50 or more are quoted and billed separately.
- The Lux benefit of no diagnostic or dispatch charge for covered repairs does not apply.
- Emergency visits are not included.
- Lux same-day priority, unlimited covered emergency visits, and concierge repair coordination are not included.
- Each repair outside Premium coverage requires separate approval before work proceeds.

Why BlueLux recommends Lux: This property has an unusually large and interconnected equipment set. Lux lets BlueLux manage it as one program, complete covered repairs within the agreed authorization, and reduce separate estimates, approvals, invoices, and delays.

\$425 / month

Twelve-month initial term

PLANNED SEQUENCE

How service begins

STEP 1

Authorize the starting scope

Confirm the one-time restoration and BlueLux Lux Plan. BlueLux then schedules the corrective work and recurring service.

STEP 2

Correct the known conditions

Repair the three leaks, clean the three filters and salt cell, remove algae from the affected pumps, and treat the front tiered fountain.

STEP 3

Complete the functional baseline

Test and map the equipment, confirm system operation, optimize schedules, and document any extraordinary condition that could not have been identified during the initial assessment.

STEP 4

Begin weekly Lux service

Activate complete-property weekly care and enrolled equipment coverage after the baseline is accepted.



Water, done right.

BlueLux service is performed by technicians trained under the Certified Pool and Spa Operator program, an industry-recognized standard for water chemistry, circulation, filtration, safety, and facility operation.

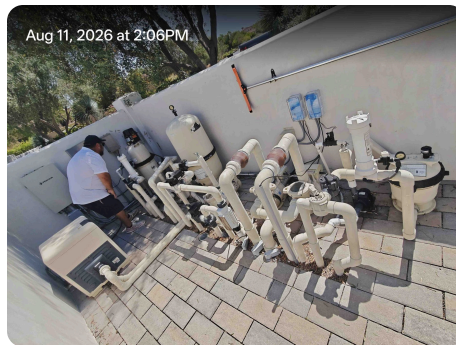
SUPPORTING DOCUMENTATION

Site photographs

Select any photograph to view it larger.



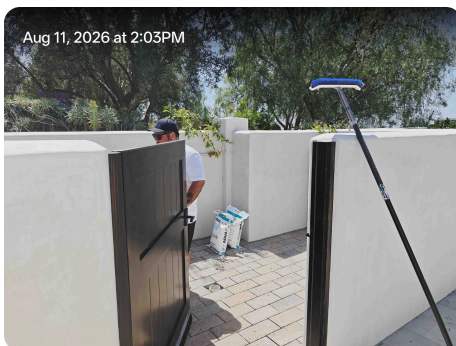
Supporting site photograph 1.



Supporting site photograph 3.



Pump P-2: Pentair IntelliFloXF VSF variable-speed and flow pump.



Supporting site photograph 2.



Pump P-1: Pentair IntelliFloXF variable-speed pump.



Pump P-3: Pentair IntelliFlo VSF variable-speed and flow pump.



Pump P-4: Pentair WhisperFlo High Performance pump.



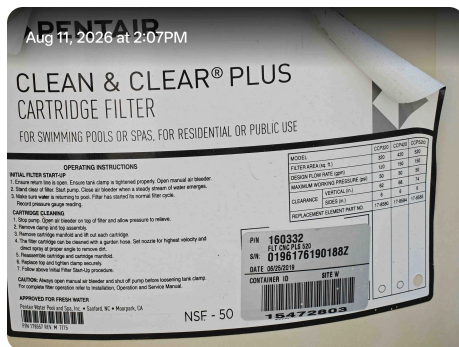
Pump P-5: Pentair WhisperFlo High Performance pump.



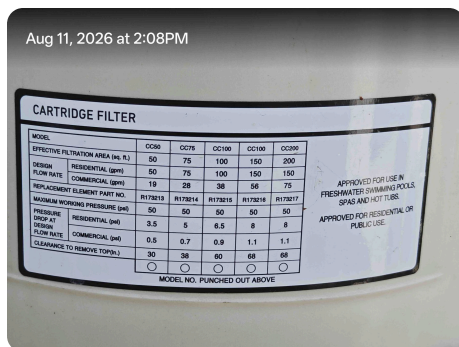
Filter F-2: Pentair Clean & Clear CC50, manufactured June 2019.



Sanitizer S-1: Pentair Rainbow Model 320 in-line chlorinator.



Filter F-1: Pentair Clean & Clear Plus CCP520, manufactured June 2019.



Filter F-3: compact Pentair Clean & Clear cartridge filter.



Air blower B-1: Silencer 1.5 HP blower, manufactured January 2019.



Sanitizer S-2: second Pentair Rainbow Model 320 in-line chlorinator.



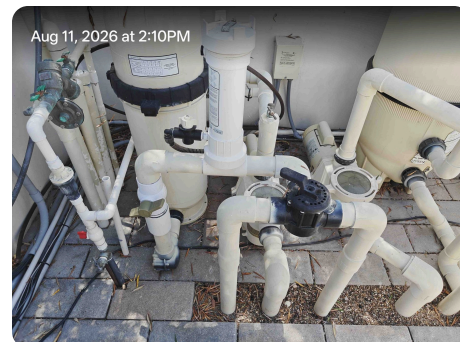
Sanitizer S-3: Pentair IntelliChlor salt chlorine generator.



Supporting site photograph 18.



Supporting site photograph 21.



Supporting site photograph 22.



Two Jandy Levolor K-1100 electronic water-level controllers.



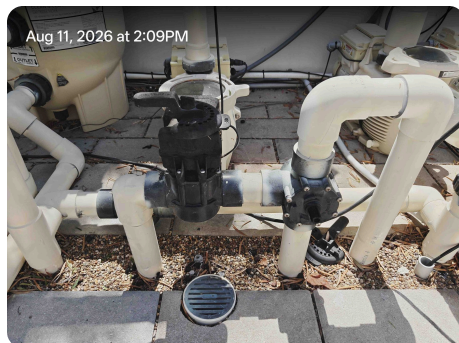
Supporting site photograph 19.



Supporting site photograph 23.



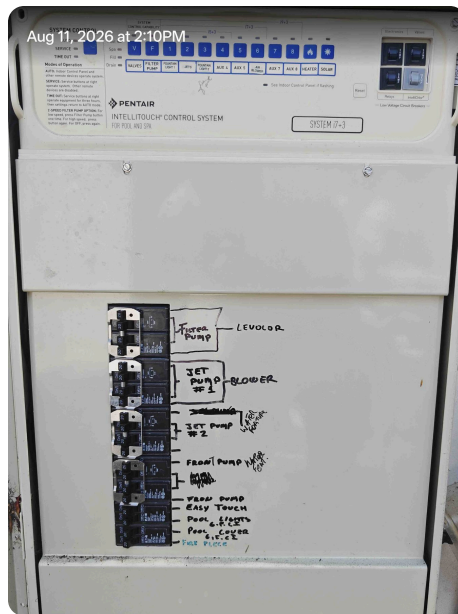
Leak 1 at a union connection.



Supporting site photograph 20.



Pentair MasterTemp 400 pool and spa heater.



Pentair IntelliTouch i7+3 automation control center.



Leak 3 at the large 4-inch swing check valve.



Existing older-generation automation equipment.



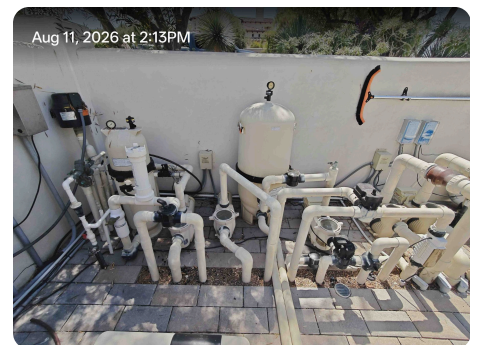
Leak 2 at the smaller Clean & Clear filter union.



Supporting site photograph 30.



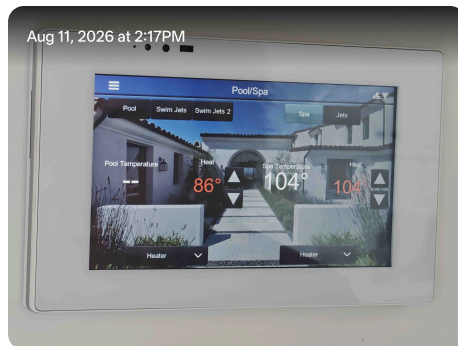
Supporting site photograph 32.



Supporting site photograph 33.



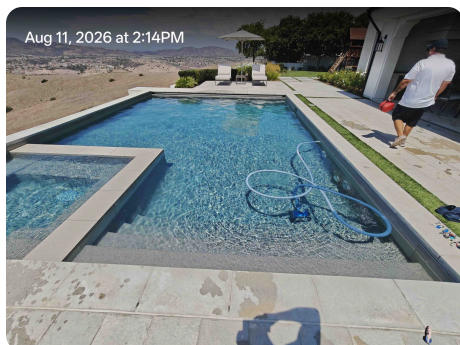
Visible algae and organic accumulation in an affected pump basket.



Legacy Pentair indoor digital automation controller.



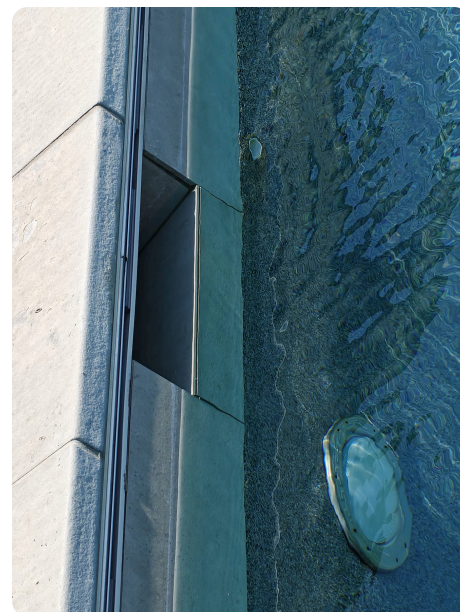
BlueLux technician completing on-site water testing.



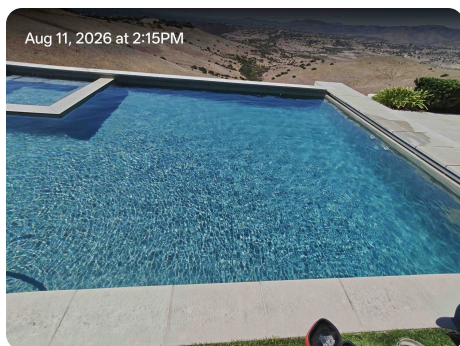
Supporting site photograph 36.



Supporting site photograph 39.



Pool and attached spa, treated as one body of water.



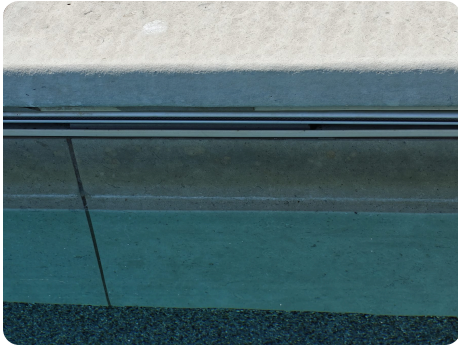
Supporting site photograph 37.



Supporting site photograph 40.



BlueLux inspection visit at the property.



Pool edge and cover channel detail.



Courtyard orb fountain.



Halfaker Residence pool terrace during the BlueLux inspection.



Dry portion of an architectural fountain basin.



Front tiered fountain with visible algae across submerged stone.



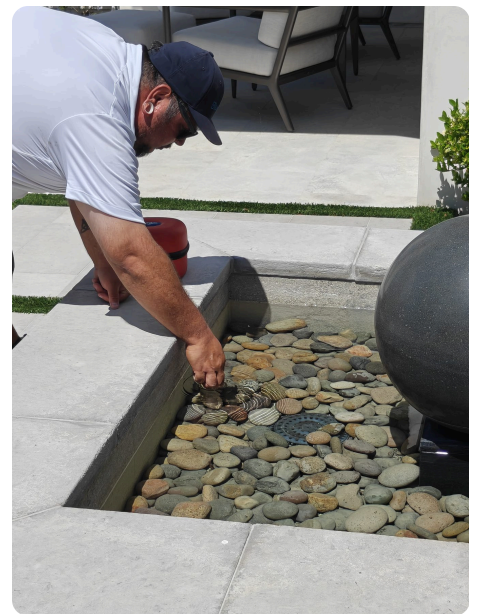
Pool overview showing the existing calcium line at the waterline.



Fountain access and circulation line detail.



Closer view of algae on the front tiered fountain stone.



BlueLux technician sampling the courtyard orb fountain.



Front tiered fountain structure and lower basin.



Front tiered fountain and surrounding water-feature system.



Courtyard orb fountain and pebble basin.



BlueLux technician at the pool terrace.



Halfaker Residence exterior.

PROPOSAL TERMS

Important details

Initial assessment and extraordinary conditions

Pricing is based on the initial physical assessment. BlueLux stands behind the quoted scope unless concealed damage, incompatible components, code issues, inaccessible plumbing, or another extraordinary condition materially changes the required work. BlueLux will document the condition and obtain approval before performing additional work.

Insurance documentation

BlueLux carries up to \$2 million in insurance coverage, will add the customer as an additional insured, and will issue a certificate of insurance.

Pre-existing conditions

Conditions identified during onboarding or the functional baseline are not included under the Lux parts and labor benefits until BlueLux corrects them and formally accepts the affected equipment into coverage.

Initial term

The BlueLux Lux Plan has a twelve-month initial contract term. The term allows BlueLux to establish, monitor, and maintain a consistent operating baseline for the complete property.