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Helpful Information for You and Your Pool

## Pools On Hill Sides or Close to Homes

**Issues to be aware of:**

When it comes to homes with pools very close to them and - or on hillsides, there are several key factors to consider. This should be done at the time of initial inspection and not only when work has started.
The 3 key factors are:
**1 Ground water ingress to the pool structure**
**2 Cool airs flowing off roof into the pool**
**3 The structural integrity of it all**

**An example of a pool close to a home and potential cool air flowing down hill and into the pool.**

Contact: Info@pooladvise.com.au

**1 Ground water ingress to the pool structure**

Ideally the pool is a waterproof structure with a waterproof membrane on the OUTSIDE on all walls and under the floor. This is specified but seldom installed and if installed may be ineffective due to holes within. So, look for any indications of water passing into the concrete, inc efflorescence on cement surfaces and in tile grout. Blisters or bubbles or rust stains on the existing surface. If in doubt proceed with caution and tag your quote – contract accordingly. Rain and ground water passing downhill and under a house and even the pool, may still create issues, due to being trapped or just poor drainage. This aspect applies to all pools actually, (on hillsides or not). Also refer to INFOSheet **Assessing Pools For Ground Water Issues.**

**2 Cool airs flowing off roof into the pool**

Where the is any pool close to a house (like less than 20 metres), there is always the prospect of cool night air flowing OFF the roof and into the pool. It may end up at the deep end or if enough fill the whole pool, till morning sun heats it up. Such air has high humidity, and this can create an unexpected issue with partially cured paint. If the ground temperature is also low, less than 10C and even though you finished painting say at midday, the coating is not cured enough to resist the effects of this high humidity, low temperature air, overnight. In the morning you may find the surface partly white (Blushed) because of the effects of the overnight conditions. It may affect all the pool or some parts like the deep end only. Even if no effect, when the pool water is added a week or so later, it may turn white then, as the coating curing mechanism was interrupted by this situation, and it then is affected by full immersion in pool water.

The solution is to try to remove it with a non-abrasive scouring pad (Scotchbrite yellow – green) and some dishwashing detergent or Vim, if carefully used, as you don't want to remove the paint, only the surface blush. It will require quick work for this to be successful. If left for a day or so, or when the pool is filled with water and it then seen, then most likely it will require a clean and recoat in the affected areas. Best contact us for added advice and email good images as well, so we can understand it.

**3 The structural integrity of it all**

Hopefully when you come to see the pool after it's been in the location for 20 years plus, it's still in a stable state. And thus, you can assume all is good. However, do look around for cracks, uneven pathways, subsiding banks and similar. Whilst you are not an "engineer" you should seek to be sure there are no obvious issues or indications of pending issues, for the sake of your reputation. If in doubt, ask the owner to get a professional engineer to investigate. And lastly tag your quote – contract that you are not an engineer and have no liability for any structural defects, seen or unseen.

Here's a good example of all that is NOT good!

Structural crack in pool