

# Pressure Testing Report

TO:

Kevin Robbins – Village of Foxfire Councilman

One Town Hall Dr.

Foxfire Village, NC 27281

FROM:

Lauren Bulmer – EPC Elite Pool Care, Inc.

3029 Stony Brook Dr.

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**ELITE**  
POOL CARE

This document is dated 04/29/2026 and pertains to the commercial pool located on Foxfire Blvd. in the Village of Foxfire.

## Previous Testing

According to Leak Locators, this pool has had 5 prior pressure tests. The results are as follows:

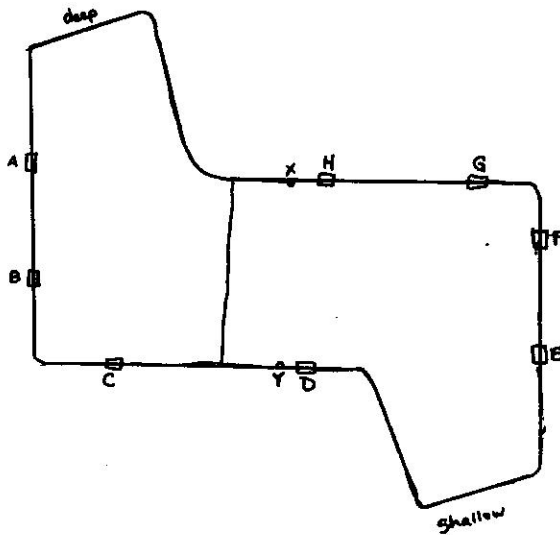
- 1) January 13<sup>th</sup>, 2023, the Village of Foxfire paid Leak Locators to identify a leak. The expansion joint in the pool was determined to be leaking. Report sent to Kevin Robbins on 4/29/26 from Leak Locators.
- 2) July 19<sup>th</sup>, 2023, the Village paid Leak Locators to come out again to identify a leak in the pool. The conduit for the light in the deep end was leaking and there was a leak around one of the cleaner line fittings. Report sent to Kevin Robbins on 4/29/26 from Leak Locators.
- 3) January 23<sup>rd</sup>, 2024, the Village of Foxfire paid Leak Locators to come out again and identify another leak. Expansion joint was determined to be the cause of the leak. All plumbing was determined to be good at this point. Report sent to Kevin Robbins on 4/29/26 from Leak Locators.
- 4) April 15<sup>th</sup>, 2025, Pearl Pools paid Leak Locators to come out and pressure test the skimmers only. No leak in the skimmers was found. Most likely, the previous contractors paid Pearl Pools to replace skimmers. Pearl Pools does have a contractor's license to my knowledge and is a company we have worked with before. The report will have to be obtained from Pearl Pools. Point of Contact will be listed below.
- 5) November 3<sup>rd</sup>, 2025, Pearl Pools paid to have all plumbing pressure tested prior to plaster. All plumbing held at 30 psi. No leak detected. The report will have to be obtained from Pearl Pools. Point of Contact will be listed below.

## Current Pressure Testing Findings

EPC Elite Pool Care pressure tested all plumbing lines in pool on April 28<sup>th</sup>, 2026. The findings are as follows:

- 1) Skimmers - There are 8 skimmers in the pool. There are 4 skimmer lines in the pool equipment area. Each skimmer line is connected to 2 skimmers. The pairs of skimmers are A & B, C & D, E & F, and G & H. All skimmers held pressure at 25 psi for at least 20 minutes. No leaks were detected.

- 2) Pass. X & Y are the 2 cleaner lines. They have their own line in the pool equipment area. These held pressure and no leaks were detected.
- 3) Pass. The main drains are located in the deep end of the pool. Both main drains are tied together on one line in the pool equipment area. These held pressure and no leaks were detected.
- 4) Fail. There are 19 floor returns in the bottom of the pool. Initial pressure test failed and leak was found in pool equipment room. The coupling that was leaking was repaired and the line was tested again. Pressure still dropped but at a slower rate. No bubbles could be seen emerging from around any fitting or from the crack in the pool. A third test with pressurized water was conducted but no water could be seen coming out of any return or the crack in the pool shell.



## Pool Expansion Joint

A pool "cold joint" or expansion joint can be common in really long pools. A properly installed expansion joint is built by shooting the shotcrete or gunite to half of its final thickness in the area of the expansion joint (i.e. 4" if final thickness is 8"). A PVC water stop is added the full length of the pool. This is the white plastic we found below the mortar, about 4" below the surface. Once the water stop is in place, the shotcrete or gunite is continued until the final thickness is achieved. However, from the water stop up, there should be a gap between the two halves of the pool. This gap is intended and should remain clear of hardened material such as concrete and mortar.

Typically, tile is placed on either side of the gap, making sure the gap remains clear of mortar or thin set. A special caulking is made to endure pool chemicals, water pressure, and temperature changes is inserted into the gap. A specific caulk made by DOW works well for this application. This caulking should be visible between the tiles from the surface as cannot be covered up. This is a flexible joint. This caulking should be fully removed and replaced every time the pool is resurfaced (about 10-15 years).

However, if the water stop has been damaged, there could be a problem. Upon speaking with an expert in this field, the fix could be as simple as adding more caulk in the area of damage. The small portion of the water stop we uncovered was still under about 1 inch of original concrete. If the entirety of the water stop is below original concrete, it is unlikely that it is damaged and the most likely cause of the leak in the expansion joint was due to old or non-existent caulking in the area.

## Additional Cost

Leak Locators has a specific tool that allows them to pinpoint a leak's location to within a 2-5 foot radius. There are 19 returns all tied together on one plumbing line. Most likely location of the leak is at a 90° turn, a 45° turn, a T in the plumbing, or a coupling which joints 2 areas of straight pipe. To fully identify the location of the leak, Leak Locators will charge \$1,240.00 plus tax.

The cost to repair the leak is dependent on its location. Most likely cause of leak is old age or a harsh winter.

To carefully remove the tile and mortar from the expansion joint, inspect the joint for weak points, repair the concrete on either side of the joint, and install the caulking will be \$2,350.00 extra. I believe the cost to re-tile with the white tile is included in the original estimate.

## Pool Equipment

The way the current pool equipment is configured is normal for commercial pools and does not need to be rearranged. The reason the current Chlorinator was removed is unknown. Further assessment is required. There is currently no autofill on the pool.

### **Pearl Pools Point of Contact:**

Mitch Larriva

[Mitch@pearlpools.net](mailto:Mitch@pearlpools.net)

(520) 360-4201

EPC Elite Pool Care, Inc. certifies we have a contractor's license valid in the state of North Carolina.  
CLN: 101021

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