

Leak Detection Report

Boyup Brook Swimming Pool



Distinctive Pools were requested to perform a leak detection and condition analysis of the Swimming Pool at Boyup Brook on Thursday the 19th March 2026.

The facility is composed of an outdoor 25m lap pool complete with dive bowl

The purpose of the inspection was to assess the structural integrity and condition of the pool's internal surface and condition.

It was highlighted that paving subsidence near the dive bowl suggest the pool may have a leak.

Multiple elements were inspected and assessed and our findings are listed within this report, along with supporting photo documentation and recommendations.

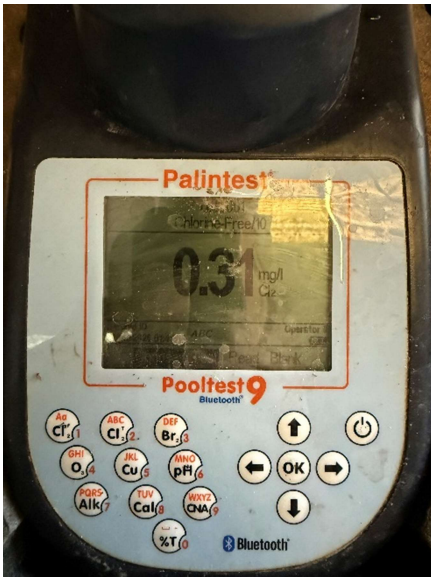
Items inspected were as follows:

- Swimming pool internal surface condition
- Pool tiles condition
- Construction joints
- Filtered water return pipework
- Gutter condition
- Balance tank

Observations

During dive inspection, several items were observed:

Below is general photo evidence of current swimming pool conditions. Full size copies of photos and videos have been supplied separately



Ground water chlorine test (DPD1)

Tap water chlorine test (DPD1)

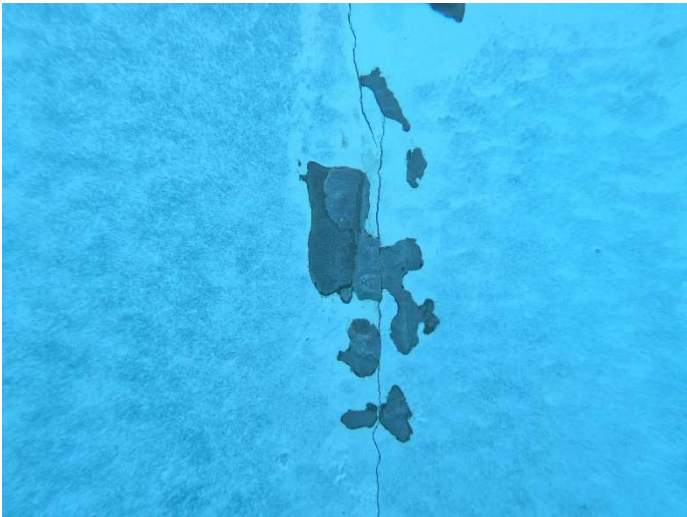


Floor returns – no sign of leaking with dye

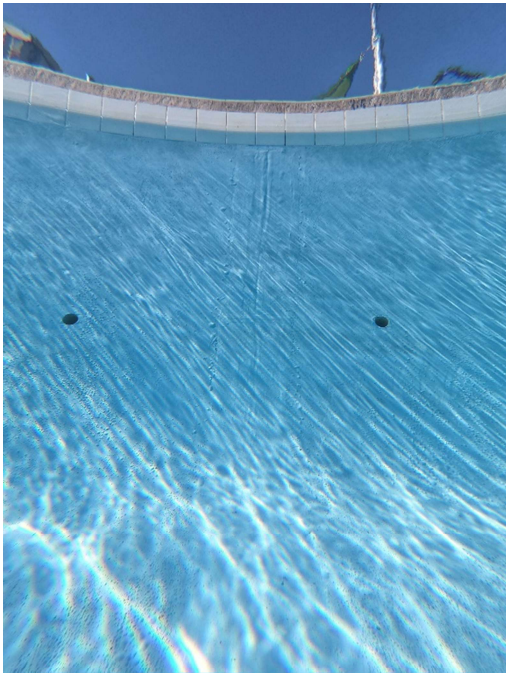
Floor returns – no sign of leaking with dye



Control joint leaking – tile cracked



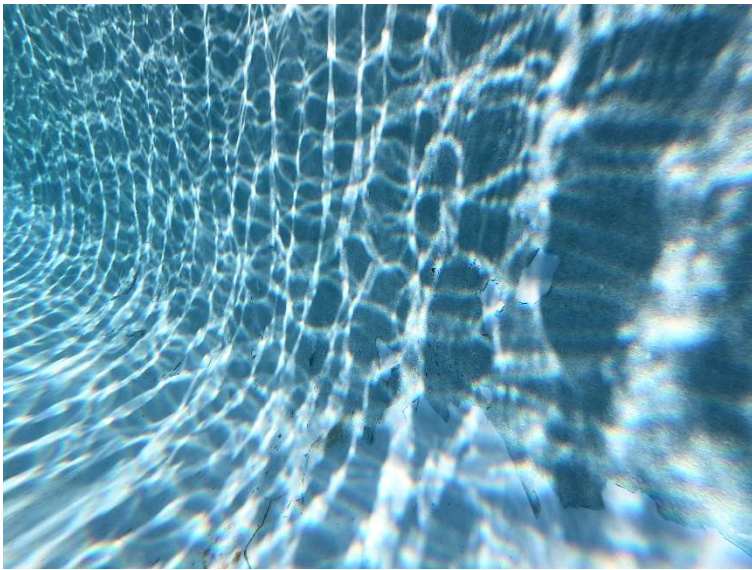
Control joint cracking – No silicon jointing material visible – no evident leak



Dive Bowl existing crack repair – no deterioration



Pool paint peeling



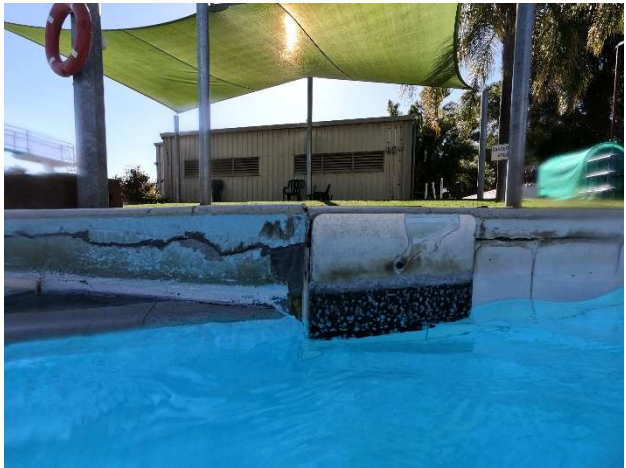
Pool Paint peeling



Capping screed cracking



Edge tile missing



Capping screed cracking



Capping screed cracking/drummy



Existing repair in floor



Balance tank I Beam rusting on lower section



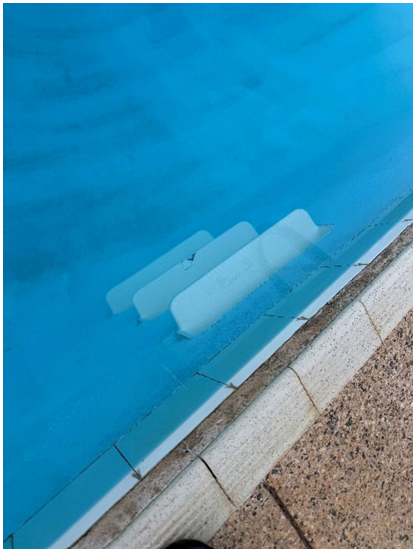
Balance tank Bondek lid rusting



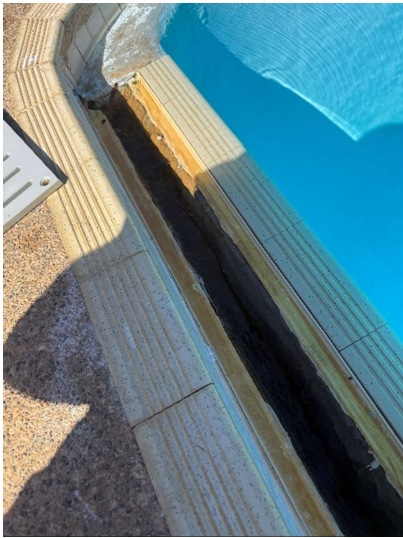
Balance tank penetrations – NO LEAKS



Original pipe penetrations – NO LEAKS



Access steps damaged



Pool gutters – no signs of leaks



Control joint to pool leaking at dive bowl area

Summary and Recommendations

Summary:

- Swimming pool control joints are leaking - particularly towards the dive bowl area
- Groundwater testing in drainage pits near dive bowl show water contains small traces of chlorine (0.34ppmm)
- Pool paint interior is bubbling, cracking and missing in many places
- Waterline tiles are in poor condition – cracked, missing in multiple places
- Coping to top of pool is drummy and failing significantly over the entire pool
- Some gutter tiles have been replaced in the past, with others missing
- Pool returns - no signs of leaking – Pressure testing not possible without breaking open floor returns to insert test plugs.
- Gutters are in OK condition – no signs of leaks however bare concrete showing signs of age
- Gutter pipe from gutters to balance tanks show no sign of leaking
- Balance tank internal condition in acceptable condition
- Balance tank penetrations showing no signs of leaking
- Balance tank I Beams showing small signs of rusting
- Balance tank Bondek material on underside of tank lid is rusting
- It is unclear whether metallic furniture and objects around the pool have been equipotentially bonded.

Recommendations:

Overall, the swimming pool appears to be in serviceable condition. Without conducting concrete core tests it is unknown this condition, however no signs of significant failure were observed.

The leak has been determined to be significant in the control joints. It is unclear the extent of the joint failure so we would recommend the repair of all joints to the pool.

We recommend the joint be treated with the [Sikadur-Combiflex® SG System](#)

The balance tank condition appears to be in serviceable condition.

Galvanised i beams have small signs of surface rust.

Bondek formwork above showing signs of significant rust.

We believe there is no compromise to the structural integrity of the balance tank lid, however if there are further concerns, a suitably qualified structural engineer should be engaged

We would suggest that cosmetic repairs (tile, paint and capping) be done in conjunction with the leak repair works

Dropbox link of all photos and videos can be found:

<https://www.dropbox.com/scl/fo/ry4bck97qsp19vm3bng03/AJkStXItEa4G7HFEA1UC0uw?rlkey=ma6q5x48wp72unevz223qj24r&st=9hx6x91u&dl=0>

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