
Subject: Leak Detection Findings and Recommendations for 2820 21st Lane
From: Charles McClain <cmclain@allclearpoolsflorida.com>
To: Kel LaBranche <kellabranche@gmail.com>
Date Sent: Wednesday, June 3, 2026 5:30:17 PM GMT-04:00
Date Received: Wednesday, June 3, 2026 5:30:21 PM GMT-04:00

Dear Mr. LaBranche,

We have completed the leak detection process on your pool and spa and wanted to provide a summary of our findings.

As part of the inspection, all plumbing lines were pressure tested, dye testing was performed, and a hydrophone listening device was utilized to help pinpoint leak locations.

Pool Findings

A minor leak was identified at the entrance (throat) of the skimmer. Based on our inspection, it appears normal wear and tear over time has caused movement and deterioration around the pins that secure the skimmer in place. This has resulted in a small leak at the skimmer throat.

This leak was confirmed using both dye testing and hydrophone testing.

The good news is that all pool plumbing lines were found to be holding pressure properly, and no leaks were detected within the pool circulation system. This includes the main drain, which successfully held pressure throughout testing.

Spa Findings

The spa main drain was found to have a significant leak. In addition, multiple areas throughout the spa have missing grout joints that have developed leaks over time. These leak locations were confirmed using both dye testing and hydrophone testing.

We also observed areas where the spa plaster has deteriorated and worn away. These exposed areas are allowing water to migrate through the shell and are contributing to additional minor leaks.

Recommendations

Based on the condition of the spa, our recommendation would be to:

- Permanently cap and abandon the existing spa main drain line.
- Repair the missing grout throughout the spa.
- Address the deteriorated plaster areas within the spa.

This approach would correct the major sources of water loss while avoiding the substantial expense of a complete spa replaster at this time.

While this repair strategy may not eliminate every minor leak present within the spa structure, it should significantly reduce water loss, keep the pool and spa functional, and provide a practical solution for preparing the property for sale. It addresses the most significant leak points without requiring a major renovation project.

Please let us know if you would like us to prepare a proposal for the recommended repairs or if you have any questions regarding the findings.

Thank you,

Charles McLain
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