

# Swimming Pool Maintenance and Guidelines

## Pool Basics

- The pool is made with a pebble finish, which is made to be underwater. Do not drain the pool, after two days the finish will begin to crack if it is not underwater.
- On the morning of the Welcome Home Orientation, the Man-in-the-Van should be placing a new filter on the pool and taking the old one to the shop to be used again (on homes still in production).
- It will take 5-6 weeks for the pool to be stabilized. However if it rains for at least 45 minutes after the chemicals have been added, the liquid chlorine will be washed out of the pool.
- Living in south Florida, evaporation is inevitable. There should be about the same amount of evaporation in the winter and summer. Normal evaporation can average ½ inch in a 24-hour period. However in the summer the rains usually fill the pool, making evaporation less noticeable.

## Pool Maintenance

- Slusser Pools will provide each new DiVosta homeowner with a one month of service. This includes adding weekly chemicals, brushing the walls, tiles, and bottom of the pool once a month, and vacuuming the pool twice a month. On day thirty they will clean the filter.
- If you choose to maintain your pool yourself this is the typical cleaning procedure: Once a week the walls, bottom of the pool, and tiles should be brushed. The pool should be vacuumed twice a month and the filter should be cleaned once a month. If you clean the filter more often than this, it will be destroyed quicker.
- The pump is the heart of the swimming pool, pulling pool water through the skimmer and the main drain, than pushing it through the filter and back to the pool. It is important to keep the skimmer and pump basket clean at all times so this circulation does not stop.
- The timer clock automatically turns the pump on and off. As a general rule, your pump should run 10 to 12 hours in the summer and 6 to 8 hours in the winter. If your pool has an automatic cleaner with a timer clock, this timer must be set so the cleaner pump runs during the filter pump cycle. If you manually turn off the filter pump clock, be sure to turn the cleaner pump off also. Failure to turn off the cleaner pump timer clock can result in serious damage to your pump.
- Keeping the filter clean helps to ensure clear water, reduce the need for chemicals and prolong the life of pool equipment.

Regardless of kind of filter you have, the pool pump should always be turned off before turning any valves or readjusting any parts. The pump strainer should be cleaned as well.

- The water in your pool can be affected by many factors, including the number of swimmers, rain, and temperature. It can also be contaminated by a variety of sources. Proper treatment of the water is critical to eliminate algae and other substances that spread if not controlled.

### Potential Pool Problems

- If there is a chalky substance on the finish it could mean a variety of things. It could be from suntan lotions and oils. Having a dog in your pool is equal to approximately 30 people (dogs release more oils than humans) so this could be another problem. Also if the wrong chemicals are added this chalky substance could form on the tile.
- If the walls and bottom feel like sand the calcium level is low and it is draining out of the finish. White areas are the build-up and these can be scraped off.
- There could be a chemical imbalance if: the light ring disk is black, there are dark spots on the bottom that cannot be removed (modeling), or there could be a build-up of mustard algae (yellow) or black algae. Do not use a metal-based algaecide because it can cause stains on the pool.
- The pool shell is constructed of concrete and ½ inch thick finish acts as a sealer, so it is highly unlikely that there is a leak with the actual pool. If the pool is losing water when the pump is running, there is a leak in the plumbing.
- If you notice air bubbles coming into the pool, check the following:
  - Is the water level correct?
  - Is the pump lid on properly?
  - Are the fittings on the feeder tight?

If you are unable to correct the situation by checking the above, call your customer relations manager.