

How to Avoid the **5 BIGGEST MISTAKES** when you build your pool

These Tips could
SAVE YOU THOUSANDS



Hello and welcome. My name is Neville Cox, the owner of www.easypoolplans.com.au. I have put this ebook together as a service to people who want to **keep mistakes to a minimum** when putting a swimming pool area together.

Ever since I started out in the pool industry, I have been driven to make pools more than just a hole in the ground. I was among the first Australian pool builders to create the fully landscaped pool area concept and turn it into reality. From my 30 plus years of hard won practical experience in the pool industry, and after designing pool areas that have won in excess of **80 industry awards**, I want to give something back to people who are about to make one of the biggest financial decisions aside from purchasing a home.

Leaving the building up to others now days, I am concentrating on helping people like you enjoy the process of putting a beautiful pool area together. With that in mind I have highlighted **5 of the biggest mistakes** that cause people grief over and over again. **I don't want you to make these mistakes**, which, if left to chance could cost you thousands of dollars that you may not have budgeted for, or worse, cannot afford.

Please consider this simple & condensed information carefully before proceeding. If you do, I know it will go a long way to making the experience of having a beautiful pool area built in your backyard a very enjoyable one...



Disclaimer: The material in this e-Book is of a general nature only and neither purports nor is it intended to be regarded as personal advice. No consideration has been given or will be given to your objectives, financial situation or needs. The decision to purchase a pool or other outdoor living items and the method selected is a personal decision and is at your own risk. Please seek independent professional advice before making any decision.

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Number 1 Avoidable Mistake

*Starting without a
plan and HOPING
everything will work
itself out as you go...
It won't!*

If you are about to spend tens of thousands of dollars in your back yard as a permanent fixture ... Wouldn't it make sense to start with some sort of plan?

How would you feel if after signing a contract you realised that you had left out something important, but you had already committed all of your budgeted money to the project?

I would feel a gut wrenching pain and be kicking myself for being so stupid, and I am sure you would feel the same way.

Sadly though, I have seen this happen time and time again. The chief reason why this happens to pool buyers is because they didn't **have a basic list of things** to include and they weren't able to tick that list off as they went through the quote or quotes.

I use the word 'they' and speak in the past tense because I don't want that person to be you.

So congratulations for having the foresight to do some basic homework before spending all this money.

So where do we start?

It's simple really... What would you like your backyard to have in it?

Surely you are not going to stop at a pool. Because a pool usually needs a fence, as well as some paving around it for safety, and don't forget the garden to soften the look and provide shade.

A Basic List...

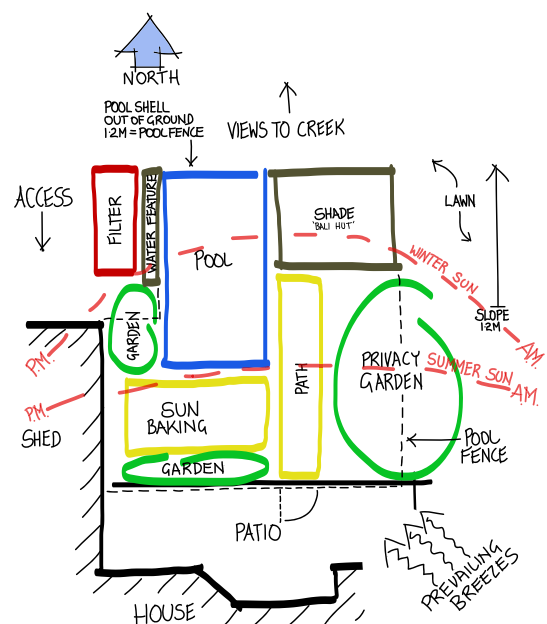
- Swimming Pool
- Filtration area hidden from view.
- Pool Fence for safety.
- Paving area for sun lounges.
- Landscaped area with privacy planting.
- Lawn area outside pool area for games.
- Water Feature to hide filtration.
- Shade Structure for entertaining friends.
- Lighting that creates moods.
- Sanitation: Auto Chlorinator etc...
- Automated Pool Cleaner.

You may not have given this much thought yet, but one of the most **IMPORTANT** things to establish before designing anything is your north point.

By establishing the **north point** you can track the **sun** during the winter and summer months, as well as establish the **prevailing breezes** which can help with positioning the skimmer box and return lines for maximum efficiency with water flow.

Start with a simple layout with all your wants and needs in roughly the space you would like to have them (as depicted below). Watch where the sun tracks so you can have the shaded area and especially the sun lounge area positioned where they work best.

Once this simple exercise is completed you can see all the elements that make up a successful pool area and can start to get an idea of how much you need for a rough budget.



This layout with sun & breeze is suitable for Brisbane, Australia, latitude

“ Use a simple initial layout plan like the one above.

Basic steps for a good design...

Bring in a Surveyor

A surveyor can come to your site and establish all your levels and plot them on a scaled plan of your property (that can be sent to you in PDF form) so you can share this information with others.

Important 'want list' of things that you'll need to establish with your surveyor.

- A North Point
- Site contours.
- Spot levels including datum point.
- 1:100 scale plan of pool area.
- 1:200 scale plan of property with house position as well as any other relevant structures.
- Sewage pipes plotted on the plan, especially council sewers or other easements.
- Plotted trees that need to be removed can be dotted circles and trees that stay can be solid circles.

Have any underground pipes that will be affected located by **sonar detection**. This may sound technical, but having your pipes located by sonar is relatively cheap and can **save you hundreds of dollars** by not hitting them!

Get a good pool area designer.

If you have trouble finding one, you could download one of my plans from www.easypoolplans.com.au for FREE, and show it to a landscape designer and get them to fit it or design something similar for your yard. Or **we can scale it to your site if you ask us**.

Or you could ask your pool builder to design something that includes your wish list, but be WARNED, you won't own the plan, and that can destroy any bargaining power you have from losing the freedom to get quotes on the same design.

You can do it right, or be a horrible warning to others!

A horrible awakening to the importance of good design happened to one of my neighbours many years ago.

He wanted me to quote for his pool, and because he lived close by, I went to a lot of extra effort to get all the measurements and levels correct before going home to design a masterpiece for his yard.

To my surprise, he questioned how much time I was wasting to get him a simple pool quote. So I told him I wanted to get the best possible outcome for him and that I would see him early the next week with some drawings.

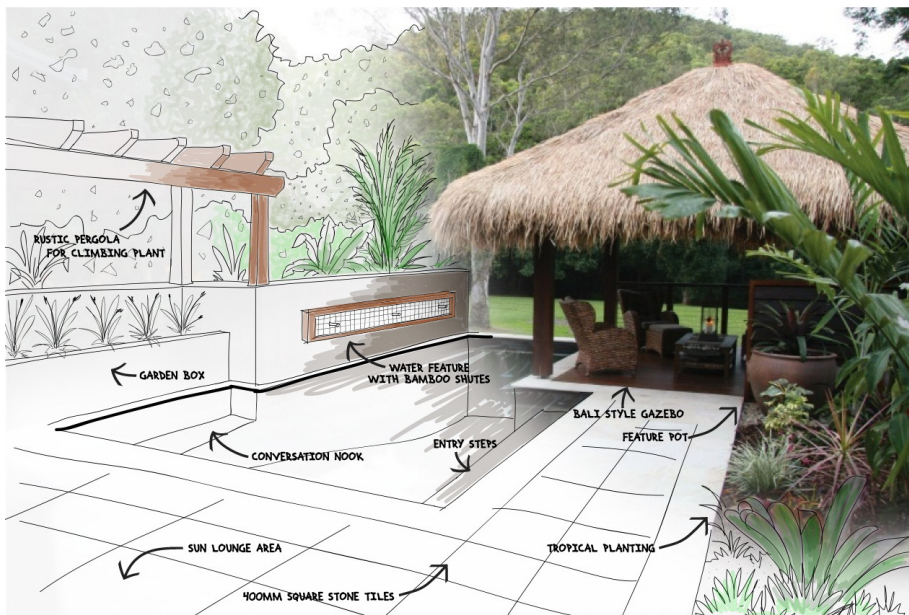
When I arrived, he informed me that a salesman who never visited his site, had offered him a deal that was 'too good to miss', and that he had already signed a contract.

Once he saw my ideas for his yard, he nearly had kittens! He loved the ideas! He tried his best to get out of the previous contract but couldn't do it without losing his deposit. In hindsight it would have been worth losing the deposit, a cheap lesson, because...

The pool company placed the pool in the middle of his yard and left it sticking up out of the ground about 600mm like a well, basically ruining his whole yard.

The end of this story is that within weeks he had to sell his home because he couldn't stand the pool!

Of course he was a bit more patient the next time, and I was able to build him a beautiful pool area that didn't cost the earth. All this could have been prevented by good planning and a little patience.



“ Turning the layout plan into a concept plan...

Using the simple initial layout plan mentioned earlier, along with a reasonable budget and a good designer, you can produce an amazing plan resulting in your dream pool evolving before your eyes.

Number 2 Avoidable Mistake

Building a 'cheaper' pool and finding it actually REDUCES the value of your home.

Fantastic house? ... Great view? ... Don't ruin it! ... Would it make any sense to risk potential profits by NOT matching the pool area to the value of your property?

It has been said that swimming pools do not add any value to your property. I say, what a load of bunkum!

But if you are not careful, that negative view of swimming pools can become a self fulfilling prophecy.

I ask you... **Why do real estate agents feature swimming pools** and not houses as the main feature of a property when it is being sold? Could they be selling the **lifestyle** that a property offers?

What do you think?

You would have to agree that a **beautifully designed** and **properly landscaped** pool area invites you, as well as your family and friends, to have a great time together, and becomes a lifestyle hub of the property.

In contrast, what sort of lifestyle is offered by a 'hole full of water, a fence, and a bit of concrete'? I would answer that question with one word...

NOTHING. Which is precisely why some pool areas, not only don't add any value to a home, but in some cases, devalue a home.

So that leaves the question ...

How do you add value to your home when building a swimming pool area? And what style of pool should you choose? Should you match your pool to the style of your home?

If you have ever heard someone say: "The pool didn't add any extra value to my property" ...

I'll guarantee you this comment came from someone who didn't do his or her homework properly. Maybe they bought from the first pool builder who came along, perhaps mistakenly thinking that all pool builders are the same, and so all they had to do was to get the best price.

Or, have you ever heard someone say: "It was the pool area that sold our property"? This point of view would come from someone who knew the advantages of creating an **enviable lifestyle** in their back yard, and see building a swimming pool firstly as a water feature and secondly, something to swim in.

In summary, your pool should be more than a hole in the ground with some paving around it. Homes are worth so much more money these days and we need to consider the impact on property values when we add permanent items, such as a swimming pool.

Items such as water features, gazebos or landscaping, cost more, it's true, but they add the majority of value to your pool.

“ Pools are for looking at...
Not for swimming in.

I have often made the comment ...
"Pools are for looking at... Not for swimming in".

What I really mean is this...

We all enjoy a water view, so why not make your pool area something special to look at?

There is one thing you can't ignore. You will be looking at your pool from different areas of your home and enjoying your new view at different times of the day, so why not add some things that will make your new view even better!



How Do You Add Value?

By using a water feature or a **raised spa**, a **gazebo** or **pergola**, or even some **striking landscape planting**, you will give your pool a three dimensional look that will add far more value than it actually costs.

This is because of the pleasing perspective it offers to your eyes. You will be so much happier if you give your pool area a 3 dimensional feel.

Even if you swim every day, you will be looking at your pool for the rest of the time, and enjoying your new view!

So **think of your pool as a water feature rather than just a pool**, and you will be surprised at how much value it will add to your home, not to mention the great **lifestyle** it will provide for you and your family.

To achieve this result, you first need to choose a theme for your new swimming pool area. You will also need to select materials that complement one another, and at the same time complement your new, existing, or renovated home.

If you have an existing home, it is usually best to stick with the same materials & colours otherwise it can cost a fortune changing everything to match your new pool! A good designer will help you do this.

“ Even if you swim every day, you will be looking at your pool more than swimming in it.

Formal or Geometric Pools

These pools use specific shapes like rectangles. They are great if you want a rectangle or square pavilion butting up to your pool, or if you want to have a rendered feature wall with a plaque style or sheer descent style water feature to hide the filtration equipment.

Natural or Free Form Pools

If you want your pool to mimic nature, then choose this style. They look great with planting close to the pool edge, along with some timber decking. You can get more of a natural feel if you chose to add boulders or rocks around the edge, especially if the rocks are partly submerged.

Water Features

Water features are like putting icing on a cake - they make your pool come alive and create an instant 3D effect, which makes your pool very appealing to the eye. They are also pleasant to the ear!

Adding a water feature or some other unique feature lifts your pool above the surrounding area and will most likely add a lot more value to your home than what the actual feature costs.



Other Important Things

A glass fence is a fantastic way to protect your new view, so you can see your beautiful new pool area without restrictions. True, they are more expensive to purchase, but if you compromise on this part of your view, you will spoil all your efforts to make your yard look beautiful. And even glass partially around the pool in the key areas is a great idea.

If your main view is from the second level of your home, you may decide that a glass fence is not necessary. Because you will be looking over the fence, and not through it. But if you have an existing view to protect that is behind the pool area, a glass fence is worth the extra expense, especially when you take into consideration your total property value.

It's not good to waste money on pool builders who are not interested in the **total vision** for your property, who won't work with other contractors, and don't care about the **final look and feel** of the pool area, and how it will blend with the rest of your property.

Firstly, make sure your pool area is put it together in a well-planned design that will improve your lifestyle. If you do this first, you will save a great deal of time and money, and will enjoy increased property value.

Our goal at www.easypoolplans.com is to give you ideas about how to make your swimming pool area different and transform your pool area from 'boring status', into your own personal resort area, and at the same time, add value to your home!

At least chat to us. Perhaps we can play a further part in making your dream become a reality for you.

Number 3 Avoidable Mistake

*Buying cheap
filtration instead of
equipment that gives
you CRYSTAL CLEAR
water.*

Lets face it...

*A crystal clear pool that looks like diamonds
are floating on the surface is so inviting,
wouldn't you agree?*

There are many ways to filter your pool water. You can even use a natural ecosystem if you are into nature, but in general, the most popular types of swimming pool filters are **Sand filters** and **Cartridge filters**. Different parts of the world will favour one over the other but Australians prefer sand filtration with either glass or zeolite as media options instead of sand. Both are very good for fine filtration.

Zeolite Filtration

One recent trends in Australia is to use Zeolite in the sand filter instead of sand. What exactly is zeolite?... **Short Version:** Particles with holes.

Long Version: Zeolite is any member of a family of hydrated aluminosilicate minerals that have a framework structure enclosing interconnected cavities occupied by large metal cations (positively charged ions) — generally sodium, potassium, magnesium, calcium, and barium — and water molecules. The ease of movement of ions and water within this framework allows reversible dehydration and cation exchange, properties that are exploited in **water softeners** and molecular sieves for **pollution control**, among other uses.

Did you notice that last bit? ... **Water Softener** and **pollution control**. It is currently thought that Zeolite will give you, not only clear water, but soft water in your pool.

Cartridge Filtration

In areas where water conservation is important, cartridge filters are still popular. Cartridge filters have advanced in recent years using new technology to get extremely fine filtration. These days you are reasonably safe whatever filtration you decide on. But my personal favourites are Zeolite and glass beads.

Good Water Hydraulics...

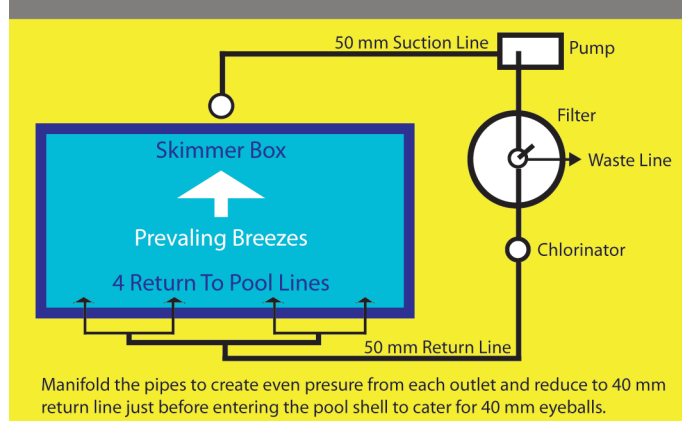
The hydraulics of your pool is a very important part, if not the most important part of your pool, and should be worked out by an expert.

For instance, if you initially set your pool up with 40mm plumbing, 2-3 return lines, and a skimmer box, you will then have to purchase a pump and filter to suit that configuration. If, in the coming years, you discover that the pump is of poor quality and needs replacing, it is highly likely you will not be able to fit a higher quality pump on the existing system without making some very expensive changes.

I would recommend 50mm plumbing for suction and return lines, with 4 outlets into the pool reduced to 40mm pipe just before entering the pool shell. The reason I use 50mm plumbing is that it obliges you to use a filter with a 50mm valve head and 50mm inlets and outlets on the pump, which won't restrict the water flow through the filtration process.

These specifications are used in the better quality filters, so you can rest easy if your pool builder nominates these plumbing and valve sizes no matter what brand he likes. And query it if they don't!

How To Get Good Circulation



This is what a well-planned hydraulics layout would look like on a basic swimming pool...

Prevailing Breezes...

It is a good idea to take in to account the prevailing wind direction as well. The skimmer box works best at the deep end of the pool, but can be placed at the shallow end if required. Manifolding the plumbing creates an even flow of water at the outlets.

Pumps

A manufacturer can create different versions of the one pump such as 1.0hp - 1.5hp - 2.0hp etc... They can also make them using various materials to suit different price ranges.

If you have an easy site, you may choose a 1.0hp pump that has a bigger impeller rather than a 1.5hp pump with a smaller impeller. That way you will get more water flow from the 1.0hp pump and at the same time costing less to run.

The key to working out what is best for you is to take the pump and filter manufacturers' advice or your preferred pool builder's advice as to which pump works best with the filter you have chosen - taking into consideration the distance and height water has to travel to recirculate the water in your pool.

“ Don't Skimp on good filtration... Get the best equipment you can afford.

Whatever system you decide to go with, the most important part of your decision should centre around water quality. After all, it's not a nice feeling when you have a constant struggle on your hands to keep your pool water clear. Make sure this common mistake does not happen in your case.



This setup has the lot... Zeolite Filter, Heat Pump, Ozone Generator, Salt Chlorinator & PH Dispenser.

Sanitation...

Sanitation keeps the bacteria under control using chlorine or other chemicals. It also involves keeping the pH level correct, maintaining a balance between the acid and alkaline levels in the water.

Automated dosing Units are available that automatically check the chlorine & acid levels and adjust them as required, using liquid chlorine and acid from designated containers.

Salt Chlorinators produce chlorine from salty water. These are great inventions because salt doesn't evaporate and can be reused to make chlorine!

You basically have your own chlorine factory within your pool environment. But you do have to keep an eye on the levels it produces and adjust it manually from time to time. Variations can occur because salt is lost through back washing or the elements in the salt chlorinator may require cleaning etc...

Ozone generation is great because it also acts as a flocculent, clearing the water of microscopic particles which, in turn, produces clean, soft water. But it needs to be set up properly to get the maximum benefits. For instance, in warmer climates, it is best to couple ozone together with an automatic chlorine doser or salt chlorinator.

If you want something natural, check out: *Enviro Swim* solutions system for crystal clear water because it is non-irritating to skin or eyes and is ideal for asthmatics, psoriasis and eczema sufferers. And as a bonus, the guys at Enviro Swim are great to deal with.

Automatic Pool Cleaners...

Suction Cleaners, which plug into your skimmer box and have a hose attached to an agitating cleaning head that randomly cleans the pool floor. Some have turbines that drive wheels which have a set pattern of both forward & reverse which prevents them getting stuck in corners. These cleaners are usually the cheapest and most popular of automatic cleaners.

Propulsion Cleaners, use a separate pump and return line, which does not interfere with the normal everyday operation of the skimmer box and filtration. They usually collect their own debris and you empty them manually every now and then - depending on the environment your pool is in.

In-floor Cleaning Systems, are the least visible of automatic cleaning systems. They operate much like an automatic sprinkler system in your back yard does. This system uses a control station to drive small rotating heads which pop up at set intervals through the floor of your pool and gradually push the debris toward the main drain which sucks the debris to a canister. The main drawback is that they are also the most expensive, costing sometimes up to 10 times the cost of a suction cleaner, but if your pool and lifestyle demands you have one - go for it!

12 Volt Cleaners are like a robot that cleans your pool while you watch the footy, you simply throw it in and pull it out after a couple of hours, the advantage being no hoses full of water to deal with. This is the latest, and best option in my opinion.

Number 4 Avoidable Mistake

*Wasting months of
time WAITING for
contractors to turn up
because you're not
IMPORTANT enough.*

*What risks are involved in subcontracting
some of the project out, or doing some of the
project yourself? ... Or would it be wiser to
leave the whole project with one company?*

When you first contact a pool builder for a quote, you probably expect to get just that - a quote for a pool.

But then you realize that you may be required by law to have fencing and paving around your pool which you may not have considered.

Then you will find out you need a landscaper and an electrician as well!

How many people are needed to build a functional swimming pool area that takes into consideration all aspects of the building and other works required for a finished product?

Think about the list of trades required to build a slightly better than average pool area with an outdoor kitchen. Can you put a number on it? 3 or 4 maybe?

For an average project, I can easily count 30.

Consider the effort required for coordinating all these people to bring their existing work schedules into harmony with your time frames?

You can see why trying to coordinate your own project could take months longer than you expect it to.

Not only that... At busy times during the year, trades people usually look after their main sources of income first, and everyone else second.

“ This is an approximate list of professionals needed to build a slightly better than average pool area...

*Surveyor
Landscape designer,
Sales Professional,
Pool Builder,
Structural Engineer,
Hydraulics Engineer,
Soil Testing Engineer,
Supervisor,
Excavator Operator,
Labourer,
Form Work Contractor,
Box & Steel Contractor,
Plumber,
Electrician,
Concrete Cutter & Shaper,
Finisher for Coping Or Tile Band,
Paving Contractor,
Expansion Joint Specialist,
Tiling Contractor,
Landscaping Contractor,
Horticulturist,
Concreting Contractor,
Brick Laying Contractor,
Waterproofing Specialist,
Timber Fencing Contractor,
Carpenter,
Roofing Contractor,
Cabinet Maker,
Lighting Expert,
Aluminium Pool Fencing Contractor,
Glass Pool Fencing Contractor,
Pool Water Technician,
Pool Cleaning Contractor.*

And that's just on site, what about off the site?

Don't Be Fooled...

In one case, a client insisted on supplying his own glass fencing, he was going to save \$1,000 by organizing it himself. The pool was finished on time, but it could not be filled with water for another 3 months, because the chosen fencing contractor was looking after his regular clients first!

He was so disappointed because it happened at the beginning of December and he would of had his pool full of water for the holidays if he had only let the pool builder's fencer do the job. But it was too late.

Oops...

Another case that comes to mind, is when a client insisted on sub contracting the paving surrounds of the pool area himself. But he forgot to check if the paving contractor knew that an expansion joint was needed between the pool and other paving.

When movement in the paving caused the pool coping to delaminate, an investigation revealed the problem was caused by the paving contractor. He agreed to fix the problem. (The owner was fortunate). But...

When the paving contractor went to fix the problem, the glue for the coping was so strong; it pulled part of the tile band away as well. By the time this contractor had fixed the problem and placed an expansion joint around the pool, the whole project looked shoddy.

When Things Get Complicated...

If you want all the bells & whistles on your pool, the filtration area can end up being a nightmare! This is when you shouldn't try to coordinate things yourself because you can miss important details very easily, which can be very expensive to fix.



When you consider the risks involved, there is a big advantage in having a main contractor take on the whole project, with their regular TRUSTED trades people operating under the one entity.

OK... We've Dealt With Risks...

What advantages are there in sub-contracting some of the project out, or doing some of the project yourself?

What are the best tasks to do yourself?

Do You Have Good Contacts?

If you have access to good tradesmen and they are happy to fit in with your time schedule, and you fully understand the risks involved, organizing some of the work yourself can be very rewarding.

You can save thousands of dollars by either doing some of the work yourself or by employing an expert to do it for you. However, as we have said, so many things can be easily missed, and that can be expensive, so do your homework first to make sure you are not creating a rod for your own back.

Get Dirty...

“One of the safest things you can do without causing too many problems is the landscaping.”



If you find a good horticulturist, he or she will design a planting layout that you should be able to take to a wholesale nursery.

This saves you all that time wandering through retail nurseries getting advice from shop assistants who may not understand the environment that your plants will be living in.

It will also save you money because a wholesale nursery will save you approximately 50% in plant costs. The best way to deal with a wholesaler is by fax or email, using the plant list and pot sizes supplied by the horticulturist.

Depending on the size of the plant order, you should save money while taking into consideration the horticulturist's fee.

Number 5 Avoidable Mistake

*Not having a
comprehensive
checklist so you can
AVOID unexpected
building costs.*

*Checklists are the SAFEST and SUREST way
to ensure you have done a job properly...
Why should it be any different when you are
making important decisions about your pool?*

When you first tackle a big project, it can be a little overwhelming, but once you start into the process, things start to open up for you, and you usually gain a reasonable amount of knowledge along the way, especially if you keep your mind open to different ideas.

A word of warning though, a little knowledge can be very dangerous in the wrong hands. I have seen it over and over again where someone gets some advice from a professional, listens to what they want to hear but ignores important details, and without double checking, goes ahead with a project half cocked, and comes unstuck shortly into it.

Very quickly, the original vision of the professional can be lost forever. He or she may get invited back to see the end product but won't tell you that the original idea has been totally destroyed because of tiny mistakes.

The best suggestion that I can make is to use an expert for the particular job at hand, every step of the way. Sure it may cost a few thousand more, but with a large unfamiliar project like a mini resort in your backyard, you will probably save tens of thousands of dollars in mistakes not made.

To be sure you have the right people when you are getting things organised, and to make sure you **save lots of unnecessary expenses**, I have created a checklist so you can at least sleep at night knowing you have covered most areas of concern.

To Be Sure, To Be Sure...

As a pool builder, I always had a checklist of things to tick off so as to make sure my clients were fully covered and were not going to get any future surprises because I forgot to include something important.



A checklist gives you the security that you have done every possible thing to make sure there are no disappointments and no future arguments.

What really surprises me is that hardly anybody in the industry uses them.

So I have created one for you to use, so you can be safe in the knowledge that all the main bases have been covered and that any unexpected surprises are kept to a minimum.

I hope the information in this ebook has been beneficial to you in understanding more clearly what is involved in building a beautiful swimming pool area.

I wish you all the best with your project. Feel free to contact me if you need any help at all. I am happy to give you my time & 30 plus years of knowledge in the building and landscaping industry.

“ If you liked what you have read, please leave a message on easypoolplans.com.au in the Contacts area, as I would love to use your positive feedback to promote this eBook to help others.

(With your permission of course)

The Checklist

*Use this checklist to get the **MAXIMUM ADVANTAGE** when purchasing your pool.*

I hope you can use this information to get the best possible outcome when deciding which company to use for your project. Feel free to contact me if you need any help.

Name of Pool Builder _____

Date of Quote _____ Date of Contract _____

Note: Print out a separate list of questions for each quote you get and compare the results.

General ...

- ☐ Is the contract an "Industry standard" one?
- ☐ Are Council fees included?
- ☐ Are engineering fees included?
- ☐ Are all necessary insurance costs included?
- ☐ What does the insurance cover you for?
- ☐ Do they have Public Liability Insurance?
- ☐ What does the Public Liability Insurance cover & for how much?
- ☐ Are all other fees & taxes included in the quoted price?
- ☐ Is the builder a member of a recognized swimming pool association or other group?
- ☐ Is the cost of excavation restricted to a certain allowance with extra cost a big possibility?
- ☐ Will I have to pay a percentage over the invoice cost of the excavation as a profit margin for the builder, or will I only be charged the actual invoice cost, of the whole dig?
- ☐ If I have to pay more, what are the expected costs of excavation over the allowance?
- ☐ Do any other items have set allowances, either monetary or quantity?
- ☐ What are the set allowances?

Swimming Pool Area ...

- ☐ Is the size of the pool clearly indicated in the quote?
- ☐ Is the filtration equipment oversize for your pool? This is important, as it will reduce running costs because the hours of operation can be reduced.
- ☐ Is the sanitation unit matched to the larger filter & pump? If not matched correctly as in the case of a salt chlorinator, the filtration may have to run longer hours because the chlorine output may be lower than a more compatible unit, thus wasting energy and causing unnecessary wear & tear.
- ☐ Is a time clock included?
- ☐ What are the expected hours of running time for the filtration? _____ hours per day.
- ☐ Is there provision for future heating using separate suction & returns?
- ☐ Are pool lights included? (More is best)
- ☐ Do you know what sort of interior you are getting? Will it be coloured?
- ☐ Is there any guarantee concerning the interior colour? Has it been explained?
- ☐ Do you know whether you have a tile band under the coping? If so, is its width specified?
- ☐ Have the seats & steps been defined with edge tiles? If so, is it a strip of tiles or spaced tiles.
- ☐ Is an automatic pool cleaner included?
- ☐ Have costs of out of ground construction been included? Usually, if the pool coping is more than 200mm above the ground it could attract extra costs because of the extra engineering required. This can vary between companies. (Usually hidden in fine print)
- ☐ If rocks are included are they crane size?
- ☐ Are rocks small two-man size? Rocks are very awkward & heavy. A two-man rock is one that can be lifted easily by two men, and are usually very small, it is better to have larger rocks that are craned in and partly submerged to give a more natural look to your swimming pool.
- ☐ If you have rocks, is the coping shaped so the rocks will be partly submerged?
- ☐ Is the full length of backwash line included?
- ☐ Is the coping included? Are expansion joints in the coping material needed?
- ☐ Is the coping bull nosed? That mean's rounded edges facing the water for safety.
- ☐ Is the type of coping material disclosed, including size and more importantly, thickness? (40mm is a standard thickness).
- ☐ Is the electrical work included? (Usually never)

“ You're Half way there...

Other Important Features ...

- ☐ Have you got adequate seating in the pool?
- ☐ Do you need a shallow wading area for children? What about a ramped beach style entry?
- ☐ Is a water feature included? This will give your pool a three dimensional look.
- ☐ Is the water feature going to hide the filtration? It must be high enough, and wide enough to hide it properly. (Don't skimp on this)

Swimming Pool Surrounds ...

- ☐ Are the pool surrounds included?
- ☐ Has under slab preparation for the swimming pool surrounds been allowed for?
- ☐ Is it clear what materials are being used to pave the surrounds?
- ☐ Are expansion joints included?
- ☐ Is your paving on a concrete base or sand? (Concrete is better and prevents weeds)
- ☐ Are any steps needed and are they included?
- ☐ How will the stairs be built? For instance: Are the treads and risers going to be of the same material as the pool surrounds?
- ☐ Is there an area in the pool surrounds that allows for sun baking?
- ☐ Is there a place to get out of the sun, such as a gazebo or a large umbrella?
- ☐ If your pool has decking, does the price quoted include all sanding & oiling?
- ☐ Is the pool fencing included?
- ☐ What style is the pool fencing ...
 - ☐ Aluminium?
 - ☐ Glass?
 - ☐ Timber?

Landscaping ...

- ☐ Are mowing strips included using the same paving materials as the pool surrounds?
- ☐ Is the actual planting of the plants included?
- ☐ Has fertilizer been included?
- ☐ Are the plant genus, species & pot sizes clearly stated?
- ☐ Is the exact number of plants clearly stated?
- ☐ Is the garden soil included and quantity or depth of soil stated?
- ☐ Is mulch included and quantity or depth of mulch clearly stated?
- ☐ Is turf Included?
- ☐ Will the turf be shaped to drain surface water properly?
- ☐ Is the type and grade of turf clearly stated?
- ☐ Is the quantity of turf clearly stated?
- ☐ What material will be used under the turf?
- ☐ Are there any other trades people or items that you may need to complete the project?

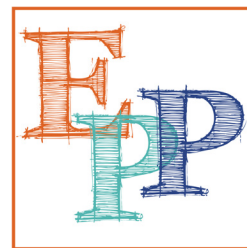
Spas ...

- ☐ Is a spa area included?
- ☐ Is the spa area inside the pool shell, such as a spa nook? (Can't be heated)
- ☐ Is the spa separate to the pool using a dividing wall? (Can be heated)
- ☐ How many spa jets are in the spa? (Usually 6 per 2.0hp pump)
- ☐ Is there an air blower included in the spa?
- ☐ How many air outlets for the floor blower?
- ☐ Have the spa jets got a separate pump not connected to the filter? (Gives a stronger flow)
- ☐ If the spa is heated, how long will it take to get hot? (30 minutes from cold to hot is good otherwise you will tire of waiting.)

Your Notes ...

“ Congratulations!...
Now answer them again for
the next quote ... and repeat...
You will probably save
thousands of dollars in
unforeseen expenses.

“ Knowledge is Power.



Feel free to contact me anytime if you would like some complimentary help with getting your project on its feet. I am happy to discuss anything that will help make your dream pool area a happy reality.

Go to 'Contact Us' on our website.

All the best with your project...

