



## **New Pool Construction Typical Building Schedule Disclosure**

What to expect: Building your pool is a major construction project. Various phases of construction will produce construction debris, trash, and material. There will always be dirt and sand during the process. Final cleanup is done at the end of construction. Much of the work in building a swimming pool is done behind the scenes in scheduling, ordering material and managing inspections. You will NOT have people working at your house/location every day. We may have gaps in the on-site activity during the construction process. This is normal. In instances of extremely high demand, labor and material shortages, inclement weather or any unforeseen circumstances, delays in construction may occur.

Phase 1: Construction starts after all permits are issued and all selections have been made. We cannot put your project on the dig schedule until permits are issued. We have no control over the time it takes for county/city building departments to issue a permit. Once we have the permit, we are subject to the pools scheduled in front of us and to the weather.

*Layout, Dig, Steel, and Pneumatically Applied Concrete:* In this stage, we will scrape off the sod, form your pool, and excavate it. We will haul off any dirt that is not needed. Pre-plumbing of any spas or in-floor plumbing will be done during this phase. We will then form the inside of the pool with rebar. Once we have the pool steel in, we will call it in for inspection. Upon an approved inspection, we will schedule the concrete. The concrete company will not put us on their schedule until we have passed our inspections. They are usually several days out and are subject to delays due to rain. If the work in front of us is delayed, then our schedule will also be delayed as well. During excavation the project can change drastically due to the ground condition. We can run into many unforeseen obstacles (e.g., ground water, fuel tanks, rock, sewer lines), which may require additional time and equipment. We may need to install a well point system to dewater the ground in order to continue excavation, which may occur an additional cost. This will be reviewed with the Owner/General Contractor prior to proceeding.

Phase 2 – Strip and Back Fill: Once concrete is shot, we will strip off all of the form boards and back fill dirt in behind/around the pool shell and remove excess debris.

Phase 3 – Plumbing: We will dig our plumbing trenches, run plumbing, and set the pool equipment. Most building departments require inspections at this time.

Phase 4 – Tile: Waterline tile will be installed at this time, as well as setting skimmers, waterfalls etc.

Phase 5 – Coping: Installation of pool coping, which can only be installed after the tile is completed.

Phase 6 – Decking & Screen: Install the deck, after the coping is completed. Install the screen enclosure.

Phase 7 – Electrical: Electrician will come out and bring power to the pool equipment. The electrician may need access to the electrical panel in the home/location and in some cases, access to the attic.

Phase 8 – Prep, Interior Finish and Pool Fill: During this phase your pool is still considered under construction, and we must pass safety inspection before proceeding. Prepare interior for installation of interior finish. Install interior finish, an additional pool wash, and the pool will start filling with water. It is Owner/General Contractor responsibility to watch the pool fill and turn the water off when the level is to the middle of the waterline tile. **Do not turn the water off during the filling process.** Start up and begin the new finish protocol. Pool school will be scheduled when the pool is ready to turn over to the Owner/General Contractor.

Customer Initials: \_\_\_\_\_