

So, you're considering a swimming pool?



Before investing in an In-Ground pool you probably have a lot of questions.
We hope this helps you decipher which pool is right for you!

Most common questions when considering a swimming pool

- What are the options when designing & choosing an inground pool?
- How long does it take to install a pool?
- What is salt water & how much work is it to maintain a pool?
- How do I get help designing a pool in my backyard?
- What else goes into the construction of a pool?
- How much does an inground pool cost?
- What factors affect the price a pool?
- Are there other options other than an inground pool?



There are multiple different types of inground pools to choose from, we specialize in custom high-end vinyl lined, and custom fiberglass/concrete pools.



We will talk about the differences in these pools in this pamphlet.

What are the options when designing & choosing an inground pool?

Custom Fiberglass/Concrete- The Family Fun Pool

These pools are 100% customizable and should be designed by a professional.

- Not only should it fit the needs of our family, but it should also compliment its surroundings and the architecture of the home.
- The shapes, depths, size and features of these pools are limitless.
- Any type of external features (waterfalls/grottos/water features/diving board/slides) can be added to fiberglass/concrete pools
- With proper water chemistry, the finish on the floor of a concrete pool should last 8 to 20 years without needing resurfacing, painting or acid washing.
- The fiberglass wall is a self-supporting wall ideal for pools built out of the ground or severe elevation changes.



Custom
Fiberglass/Concrete

Vinyl Liner-Matrix Pool System

Shapes and sizes can be selected from their standard selection, custom options are also available (for additional cost)

- Liner pools must have a patio that surrounds the pool entirely.
- If there is a chance that the family dog may be enjoying the pool, a liner pool is probably not the best option.
- The quick construction time is a benefit of a vinyl lined pool.
- The initial cost of a vinyl pool is budget friendly, but the liner needs replacing about 10-15 years. The liner determines the color of the water, when a liner gets changed you can change the entire look of the pool!



Vinyl Liner Pools

How long does it take to install a pool?

To bring you up to speed the pool and spa industry is at a peak we have never seen before. The request/demand for our products has exceeded our ability to deliver the installations in a timely matter. Most qualified and experienced builders are in the same situation. Securing a position on an installation list is very important to be able to start the design process.

Custom Fiberglass/Concrete- When constructing a custom Fiberglass/Concrete pool the time frame ranges from 3 to 6 weeks from start to finish. The reason this takes so long is because the pool is constructed ON the JOB site and concrete (as well as other cementitious based products) take time to cure and give strength to your pool. This timeline is also very dependent on surrounding efforts (pool features, outdoor living & patio type).

Vinyl Lined- The process for a vinyl lined pool generally can take anywhere from 3 to 5 weeks.

Weather and wet jobsites are the # 1 delay in all pool construction. In Ohio, we are limited to 6 to 7 months of buildable weather. Summer and fall are usually the driest while spring tends to be very wet/slowing the construction progress.

**Custom Family Fun Pool
with Grotto**



**One of our custom
Vinyl liner pools**



What is salt water & how much work is it to maintain a pool?

A Salt Chlorine Generator is simply a means of generating chlorine on demand by the means of using the ingredient salt. If your goal is to minimize exposure to chlorine, salt is not the answer. There are other options for low chlorine systems.

Salt Pools Are Great For:

- All sizes of pools
- Pools where owners may not be there often (i.e. lake house)
- A more hands off approach to water care.
- Pools without dives, handrails and other metals

(Unless the proper marine grade stainless and salt friendly material is used, this is standard with our pools!)

All pools require routine cleaning to remove fallen objects such as leaves, grass, and environmental debris.

All pools need to have chemistry checked/balanced weekly for both bather comfort, to be sure the water is safe and clean and to protect your equipment.

Weekly chemicals will prevent trouble like algae and cloudy water, we offer free instore water testing!

Not all pool companies offer maintenance services,

We do!

Salt is NOT:

- A way to reduce chlorine: (in fact it creates chlorine at a very high pH, you also now must control pH)
- Maintenance Free: it requires ongoing maintenance, and chemicals added weekly.
- Less Expensive: Salt systems deplete as they work, they must be replaced every several years.

Other Options for Sanitation:

- ❖Chlorine (erosion feeder)
- ❖Chlorine free Baquacil

We pour a concrete pad for your pool equipment to sit on. This equipment is vital in the operation of an inground pool. After installation, we will teach you how to take care of the equipment!

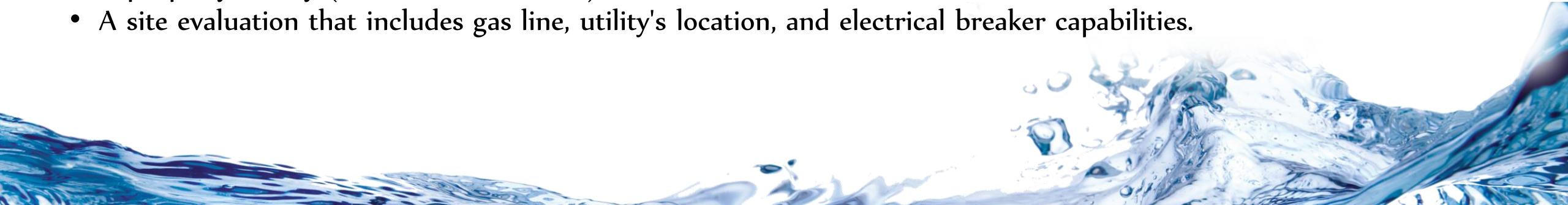


How do I get help designing a pool in my backyard?

Hiring a pool designer should start with understanding the factors that determine if a pool can even be put into your backyard.

A good pool designer should check on all these things prior to even visiting the site:

- Setbacks: This is how far the pool must stay away from the property lines. (corner lots and neighborhoods often have different property line setbacks).
- Planning/zoning easements (such as sewer & utility)
- Checking/understanding your septic area AND your repair area (if applicable) and your municipalities setbacks off those areas. A pool cannot get within 10' of either of those areas. Sometimes septic lines and repair areas can be moved.
- Understanding what the setbacks are off a well (if applicable)
- Discuss with the homeowner if there are any HOA or deed restrictions.
- A Site visit is necessary to evaluate any elevations challenges as well as access means.
- A property survey (if the owner has one).
- A site evaluation that includes gas line, utility's location, and electrical breaker capabilities.



What else goes into the construction of a pool?

- The back yard will be a construction site during the install process. There will be heavy equipment traveling from the road, to your back yard, on the grass or up the driveway.
- Finish landscaping will need completed after we are done with the pool to repair the yard and plant grass.
- Excess dirt from the excavation site will be left on the property, hauling charges will be billed to the customer if the dirt must be hauled.
- Additional concrete or paver decking may be wanted over and above our 3' standard perimeter around the pool. A subcontractor will be needed for this.
- County and Township zoning permits must be acquired. Burnett Pools will submit the permit applications and forward the cost to the customer.
- Certified electricians and gas line contractors will need to be hired by the customer to hook up utilities to the pool equipment. We will gladly share our recommended contractors.
- Pool chemicals and water to fill the pool are not included in most of our pool contracts.
- Retaining walls may be needed after elevation of the pool site is taken.
- Fencing is a necessity around an inground pool. You will need to make arrangements to have a fence up to swimming pool code installed around the pool.



How much does an inground pool cost?

For a pool to be priced accurately there should be a professionally produced set of construction plans. This is especially important for custom fiberglass/concrete and vinyl liner pools, as construction costs vary based on how its built.

❖Vinyl Lined-

[Our](#) vinyl lined pools start around \$100,000.

Vinyl lined pools are customizable to some extent. When you make customizations, the overall cost goes up as well, even our most basic pools are heated, with lights and a 3' concrete deck.



One of our custom
Vinyl liner pools

[Not all vinyl lined pools are made the same. You will find cheaper options out there. The only way to install a cheaper pool is to use cheaper materials.](#)

❖Custom Fiberglass/Concrete

[Our](#) custom concrete pools allow the customer to add-on multiple features. You have the ability to make the pool fit your specific needs. This means that each project has their own unique price tag, generally [our](#) custom pool projects start around \$100,000 and can exceed \$250,000 after adding additional features and options.



What factors affect the price a pool?

We design our pools to include necessities like, a heater, LED lighting with controller, start up equipment and more!

❖How it's Built

- ❖Excavating into the ground (i.e using the earth as a form) costs much less than if the terrain is such that walls need to be formed acting as a retaining wall (or a raised wall or start out of the ground than get backfilled up to afterward). Only custom fiberglass/concrete Family Fun Pools have the option of this this type of construction.
- ❖Flat yards can have any type of pool installed! Access into the back yard is extremely important. There will be concrete trucks, dump trucks and heavy machinery that will be in the yard, on the drive and will need to be able to access the back yard. If a concrete truck can not access the pool, concrete pumping is available.

❖Automation

- ❖The ability to use your smartphone to turn on a spa, water features, lights, heaters etc. is available on all pools but is not always necessary.
- ❖Automation can be anything from a Saltwater chlorinating system, LED lights controlled by your phone to an automatic cover, \$2K - \$25K.

❖Interior Finish & Tile

- ❖Tile options are only available on custom fiberglass/concrete pools. A 6" tile boarder can be installed under the concrete coping seen in the below picture.
- ❖Interior finish for the concrete floor in our custom fiberglass/concrete pools have an epoxy paint, or plaster finish. There is a cost to the plaster bottom, but it allows you to pick from a variety of colors and increases the longevity of the surface.

❖Water Features

- ❖Simple features like bubblers and deck jets can be added to most pools and can range from \$1k – \$8K
- ❖Waterfalls & grottos can be \$40K-\$80K+. Where basic deck waterfalls can range from \$3K to \$10K
- ❖Stand alone Slides and Diving boards can be \$5,000-\$10,000. Slides built into a landscape vary in cost.

❖Decking and Coping

- ❖Coping is what goes around the perimeter of the pool and is part of the deck. There are options like vinyl safety coping and concrete coping, they make a dramatic difference in the look of the pool and do cost different.

- ❖Other Options: Benches, Sundecks and built-in spas can add \$5k – 75k



Vinyl Safety Coping
Plaster bottom



Chiseled slate concrete coping, tile boarder, bench with hydro-therapy jets and plaster bottom

Are there other options other than an inground pool?

A Semi-Inground pools is an option to consider if an inground pool isn't for you.

- Semi-Inground pools can be buried up to 24" into the ground.
- Some pools, like the Radiant Pool act like retaining walls, perfect for yards with elevation.
- <https://www.radiantpools.com/pools/metric-new>
- Decking, or pavers do not have to be completed the same time the pool is installed. Allowing homeowners to break up the expenses.
- Install should take no longer than a week, rather than 4 weeks or more.
- Pools meant to be installed above ground, cannot be installed semi-inground.
- They can be salt water, have lights, and can be heated.
- Pricing ranges from \$25,000 – \$35,000



Overview

Now that you have read over some brief information, which pool do you think fits your needs best? The pool that is best for you is one that brings you the most joy and fulfills your needs!

Regardless of your choice, we hope that you were able to get a better understanding about inground swimming pools and the different options! Even if we are not the perfect pool builders for you, keep us in mind for your water testing, chemicals, Hot Tubs, Saunas and service needs!

We wish you the best of luck!

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