



Installing a Pool During a New Home Build:

WHAT YOU SHOULD KNOW



So, you're building a new home? Congrats! Wouldn't it be great to have a brand-new swimming pool in your backyard, too? (Go ahead — dream big!) Look no further than this e-book as a guide with tips, tricks, and other helpful information for taking the plunge into new pool construction. After all, the more information you have, the more informed of a decision you can make. You don't want to leave anything to chance when it concerns your home.

First, let's talk about the benefits of having your swimming pool installed while your home is being built!

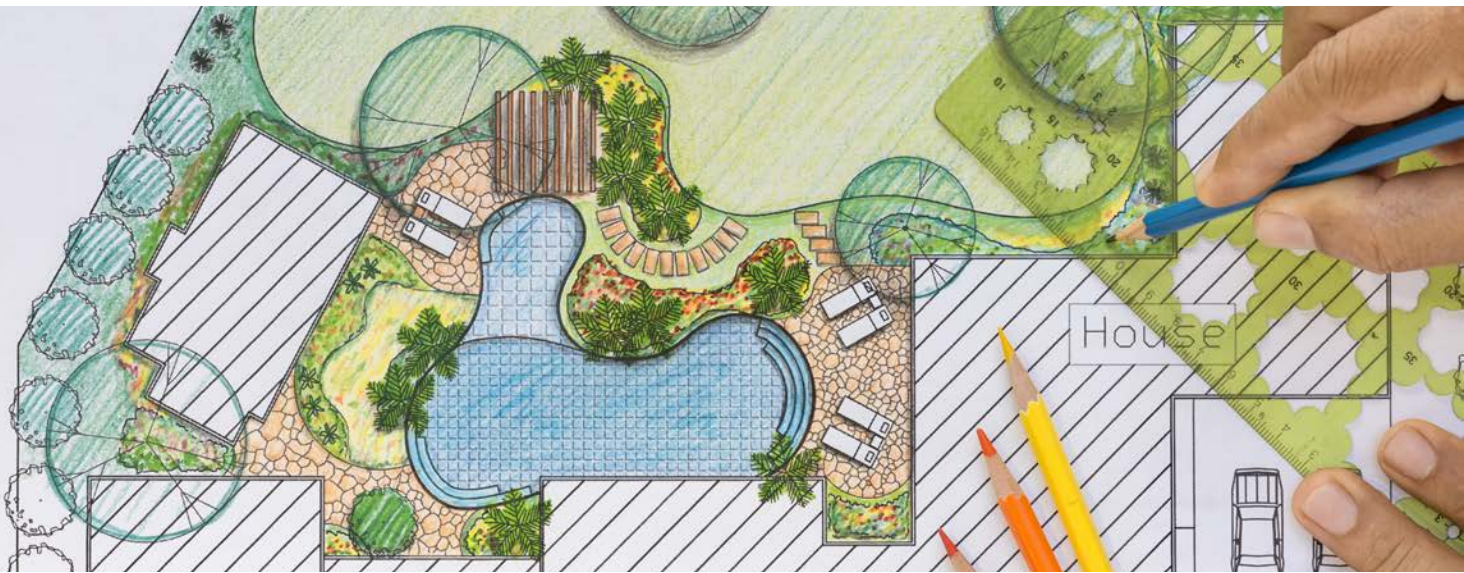


Viking - Cancun and Mystic, Pacific Blue - Pool and Spa Outlet

Home building: advantages to installing a pool at the same time

Save your landscaping

The home building process can be messy and chaotic. Crew and equipment create a busy and noisy environment. The same is true when building a pool, but on a smaller scale. Your lawn will endure some wear and tear, as will the landscaping. That's why having your pool installed before the landscaping — while your yard is nothing but dirt — really is the best option. Your plants will thank you!

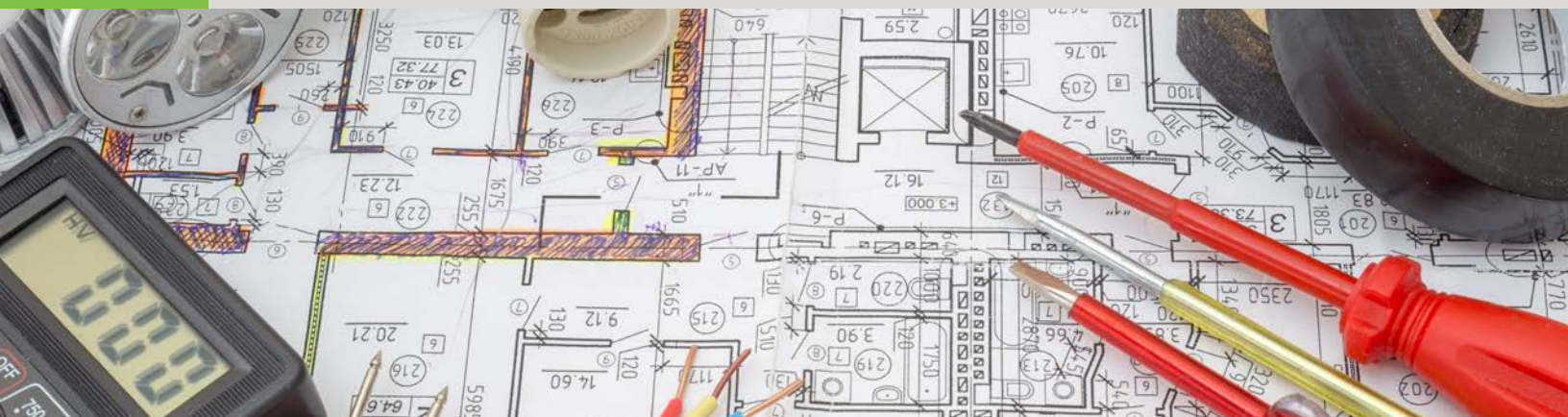


Save your driveway and sidewalks

The last thing you want to do is risk cracking your brand new driveway or freshly poured concrete sidewalk under the weight of construction equipment. The homeowner may be held responsible if the sidewalk is damaged, so be sure you are aware of your city and residential rules. To prevent this, schedule your pool to be installed before the driveway and sidewalk are poured, or instruct crewmembers to avoid driving heavy machinery over the concrete. To prevent this, schedule your pool to be installed before the driveway and sidewalks are poured, or instruct crewmembers to avoid driving heavy machinery over the concrete."

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Home building: advantages to installing a pool at the same time



Save on electrician and plumbing costs

Inform the electrician who is working on your new home that a pool is going to be installed so he or she can take steps to make sure the build is seamless and as cost effective and timely as possible. The plumber will also be mindful when installing the necessary hardware to ensure that the home is pool- ready.

Enjoy instant fun

Perhaps the best reason to install a pool during your home build is instant gratification. You can enjoy your new home and new pool at the same time. Why wait if you don't have to?



Viking - Laguna -
Viking Pools of Mid-Valley

Financing

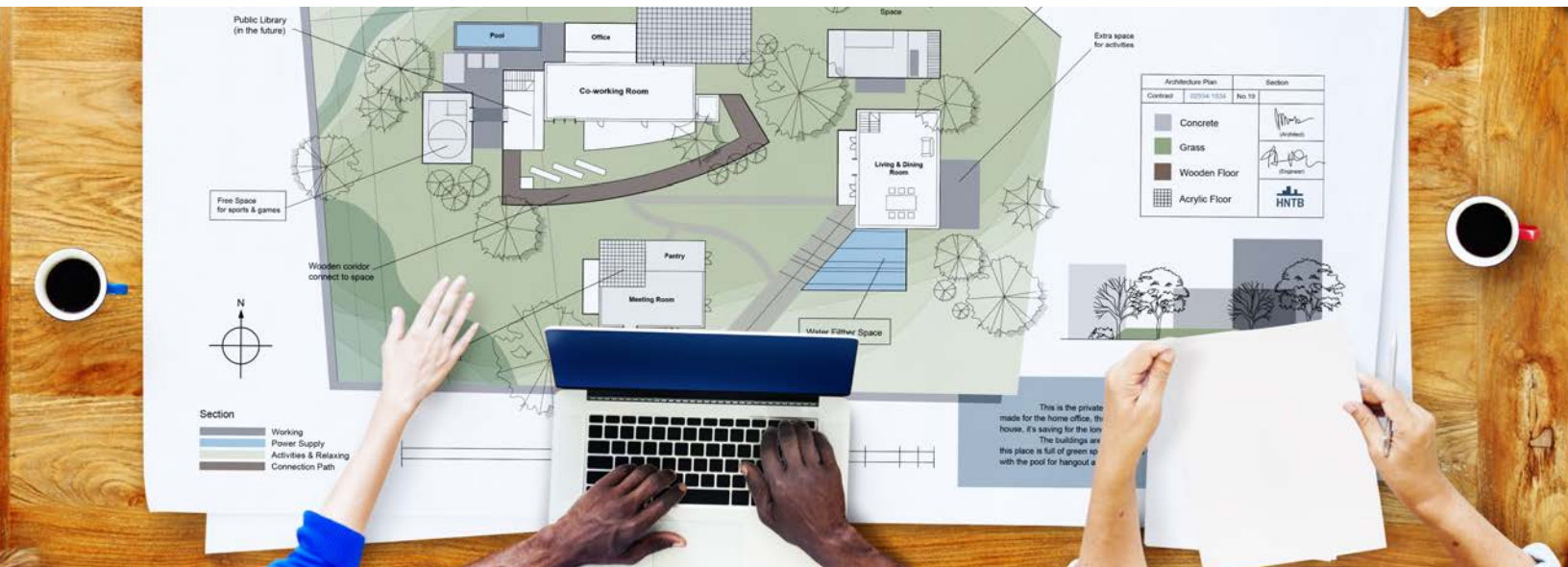
A pool is a major financial commitment, and most people need to look to a financial institution for help. A new pool's cost can vary depending on the size, design, tile, equipment, local labor costs, and other factors. The most common source of financing is a home equity loan. Many banks will treat the pool as a separate structure, which can impact financing. It's common to close on the home before the pool is done, which is another reason banks like to issue a separate loan.

If your home's market value rises after you sign your purchase contract but before escrow closes, you might be able to finance all or part of your pool's cost as part of your first mortgage — if the appraisal is high enough. It's pretty rare for an appraiser to give you full value for a pool, so you will need to count on a future valuation of the home. If that isn't feasible, you might consider other options. For example, you can pay part of the cost in cash, refinance with a larger loan, or get a second home loan, home equity line of credit, or financing through the pool contractor, before the swimming pool construction process is completed. Talk to your realtor about how to take advantage of these options.



Communication and coordination

It's always best to have open communication to avoid any confusion, and the home building process is no exception. Get the builder's permission if they don't build pools. The builder won't allow just anyone to enter the job site and dig a pool in the backyard. They will need to vet and agree to work with the desired contractor. Some builders have a list of pre-approved pool contractors, so be sure to ask. Also, be a good neighbor and let your neighbors know what's going on with the pool and how it might affect their property or access to the street, etc.



Construction

Know that the pool's completion status could depend on the details of the contracts and the financial arrangements. The contractor might need to arrange permits and engineering plans, dig the pool and put up safety fencing, or design, dig, and blow in the concrete. Best case, your pool will be swim-ready before you close on your home purchase. Your pool contractor will need to arrange for permits and engineering plans, dig the pool and put up safety fencing, and design, dig, and blow in the concrete. But know that the pool's completion status could depend on the details of the contracts and the financial arrangements. So plan ahead, and your pool will be swim-ready before you close on your home purchase.



Weather

Keep in mind seasonality. It is very possible that you will encounter weather delays. Some lenders won't release funding for closing when severe weather is forecasted. In northern climates, the time of year the home will be finished could affect whether the pool can be installed at the same time as the house build or if you have to wait until warmer weather. Gunite/concrete pools won't cure in cold months, so you'll have to wait, but with fiberglass this is less of an issue.

Warranties

This is an often overlooked but important consideration. Find out if the warranty from your pool builder is backed by your home builder, who has an ongoing relationship with your pool builder. You'll want to talk to both parties to ensure you and your home are protected.



A pool is a long-term commitment, whose return on investment can't always be easily quantified. There's more to it than dollars and cents. After all, you can't put a price on fun! You're building a home you intend to live in for a long time; it only makes sense to build a pool you intend to use for a long time as well.



Viking - Island Breeze II -
Paradise Inground Pools



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