



POOL BUYER'S GUIDE

“I want an ABOVE GROUND pool in my backyard, but I don't know where to start.”

We're here to help and more importantly –TO GET THIS DONE!

There is a logical sequence to getting the correct pool installed in your yard. It's not as simple as going to the store, purchasing the pool and arranging for the installation. We wish it was this simple, but there are “STEPS” and approvals along the way.

Before you begin, just know that you will need town approval, underground electrical work and excavation. We will guide you through this process below. The above ground pool is built to last – so it's a little work up front that will pay off for years to come!

SEQUENCE OF EVENTS

Here are the factors to consider:

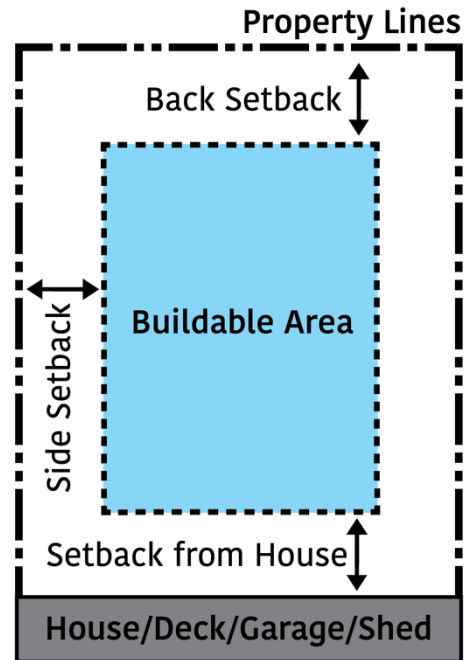
- The town permit will take time to approve once submitted.
- The installer will have a “lead time” before he can install the pool
- The installer will not be able to inspect your property for the installation cost. He will depend on your assessment of the yard and most importantly, the SLOPE of your yard to determine price.
- You may need to have work to be done in the yard such as fencing, tree removal, landscaping changes to prepare where the pool will be placed.
- The electrician will need to be available right after the pool is installed and prior to the town inspection

THE GROUND RULES

All above ground pools in the state of New Jersey require town approval by way of submission of a “town permit”. If you've never applied for a permit before, you

will need to begin with a call to the Zoning or Building Department in your town to determine the process and ask about *setbacks*. These setbacks are the distances in feet from the side property lines, back property line and house or deck or other structure that needs to be kept clear from any construction. Each town has a specific footage, but most towns require 6-7 feet from all sides.

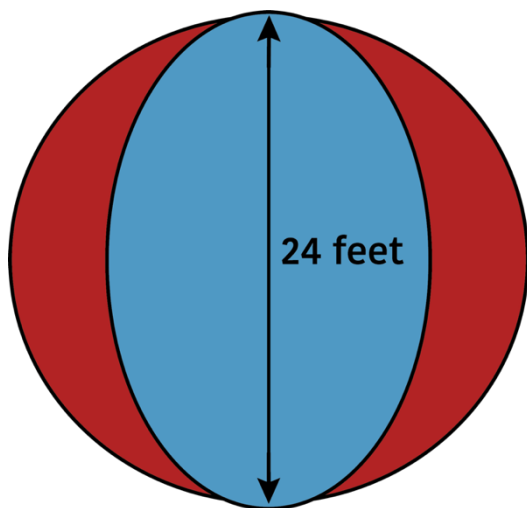
Once you know the setbacks, you'll need to locate your *Property Survey*. If you have never used it before, it should be with your closing documents when you purchased your home. Using the "scale" on this survey, measure out the setbacks with your ruler and draw a line from the back property line, side property line and house or deck as shown in the example at right. The white area is restricted from any construction and in this situation, cannot be used for the location of a pool. Anything in the middle of this boxed area is okay for your pool location.



Now, use the middle area and your ruler to determine the size and shape you want to purchase within the space allowed.

ROUND vs OVAL vs SEMI INGROUND style

Round shaped pools give you the most amount of water for the price. Often times, they are larger in water capacity than *Oval* pools.



Round Pool

24 feet
15,600 Gallons

Oval Pool

24 feet by 12 feet
8,900 Gallons

Oval pools cost almost twice the price of round pools because there are more parts which makes the installation take twice as long.

*If you want to save money and have a larger pool, **THINK ROUND!***

SEMI INGROUND POOLS

These pools are not the standard above ground pools and will follow a different set of rules with your town requirements.

Although they may appear to look nicer, they are double the price of the standard above ground pool and the installation costs will run substantially more money, depending on how deep the pool needs to go.

Estimate on a semi-inground oval is approximately \$15,000 plus an approximate cost of \$3,000 to install.

Depending on your location, it may be difficult to excavate and if rock is discovered, the project may need to be scrapped!

We did sell and install these types of pools years ago, and the issues far outweighed the benefits.

Consider having your pool put above ground and get the appearance of semi inground with custom decking.

POOL FRAME MATERIALS

What's the difference?

These days, pools are primarily made of two materials – *steel* and *resin*. *Aluminum* pools are a third choice sometimes available but are very expensive compared to the other materials

Because resin pools are more expensive than steel ones, the amount of resin on the pool and the thickness of the frame dictate the cost. The more resin parts on the pool – the higher the price.

Hybrid pools are the most popular because they provide resin where the pool tends to rust, usually the top frame and bottom track with steel on the uprights for strength. They are cheaper and will last as long as a resin pool. It's a great way to get a good quality pool for a lesser price.

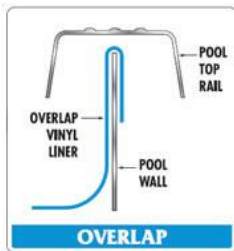
ALL POOLS have galvanized steel walls because resin walls do not meet the federal regulations for the water weight inside the pool.

LINERS

Liners have come a long way in the past 10 years! From plain blue overlap to designer and invisible from the outside. There are FOUR types of liner's today:

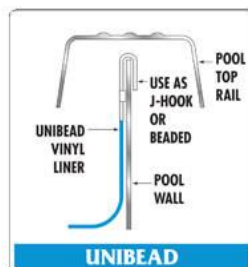
OVERLAP
BEADED
J-HOOK or HUNG
UNIBEAD

The **OVERLAP** liner is the oldest and least expensive liner – traditionally a simple color or pattern. The advantage of an overlap liner is that it will fit any pool HEIGHT, so you simply overlap the liner over the wall and it shows on the outside depending on the height of the existing pool. The disadvantage is that an overlap liner is usually thinner in “gauge” which is thickness and quality. Some pool companies will give you an overlap liner at no extra charge when you purchase the pool. If that’s the case, you may want to pay the upgrade to a thicker liner which will take more abuse and last longer than this style.



The **BEADED** liner is the hardest liner to deal with, and not necessarily the route to take UNLESS you are planning to put a deck completely around the entire pool. The beaded liner requires the purchase of a BEADED RECEIVER plastic track that is attached to the inside top of the wall. The beaded liner slides into that track and is held in place by a metal stub on the top of the liner. This liner is not usually sold with a new pool unless requested.

J-HOOK or HUNG is the most widely used type of liner. It has a vinyl hem on the top which is heat sealed into the top of the liner. It simply hangs onto the top of the wall and doesn’t need any additional parts to install. By using this liner, you are assured a straight even pattern along the top edge on the inside.



The *UNIBEAD* is a combination liner all in one, since it is made to fit both the J-HOOK and BEADED users. Most manufacturers now sell the UNIBEAD liner for both styles so that they don't need double the inventory of liners. At ORDINI POOLS, we include a UNIBEAD LINER with EVERY pool purchase!!!!

ORDINI'S PACKAGE DEAL

The following items are included in every package deal:

- 1 HP OR 1 ½ HP HAYWARD CARTRIDGE FILTER
- Through Wall Skimmer and Return Fittings
- Aquador Cover Plate
- Telescopic Pole
- Leaf Net Skimmer
- Vacuum Head and Vacuum Hose
- Test Kit
- Thermometer
- Starter Kit of 3" Weekly Tablets
- Shock
- Tablet Floater
- Hoses, Fittings and Shutoff Valves
- ROLLGUARD Safety Ladder



A *bridge entry system* can be substituted for the standard A-frame ladder in your package deal for an additional charge. This system has steps on the outside with steps on the inside and has a small crossover platform connecting the two. This is beneficial when you need a bigger, safer system or when you plan on adding a deck in the future.



****If your yard is not FULLY FENCED with a self-latching safety gate, you will need to purchase this option to meet town requirements**

INSTALLATION

Once an order is placed, we'll release the installer's phone number. The homeowner is responsible for contacting the installer to discuss the possible yard issues and schedule an installation date.

The installers we refer you to are reliable, experienced and reasonably priced. Based on your description of your yard, we can safely quote you an approximate price. Most of the time, the installation price is what's quoted.

If you have greater than 4" of slope, additional charges will be assessed – about \$45 per inch of slope over 4". The price should be verified before installation begins that day.

The installer will grade and level your yard using a BOBCAT. He will require at least 48" of clearance into the backyard to bring the machine to the back. You will need to verify that you have access to the backyard for this machine.

Installation includes hooking up the filter system but DOES NOT include assembly of the ladder system or deck steps for entry into the pool.

ELECTRICAL REQUIREMENTS

Your power source and electric must run underground to the pool area from an appropriate power source.

A licensed electrician is required to meet town approval and has the following obligations:

- Run a power line underground to the pool area for the filter hookup.
- Bond the pool, once installed.
- Fill out and sign the electrical paper in the permit package.

The electrician needs to know where the pool is going in the yard so they can complete the paperwork for the permit and will come back once the pool is installed to finish their work.

DECKS

The best deck is a custom built *wooden* or *treks* deck. Unfortunately, we do not provide this service, but are happy to recommend a northern New Jersey deck builder to you.

The deck (or the extension to an existing deck) is always built after the pool is installed so you can get a better idea of the location and size you want the deck to be. The town will approve your pool as long as you purchase a self-latching gate on the ladder in the interim.

As always, ORDINI POOLS is here to help! Please call for further details and for personal guidance through this journey!