Premier Pools & Spas®

PREMIER'S ULTIMATE POOL PLANNING GUIDE

How to Design, Plan, and Build Your Backyard
the Right Way— Without Confusion or Costly Mistakes

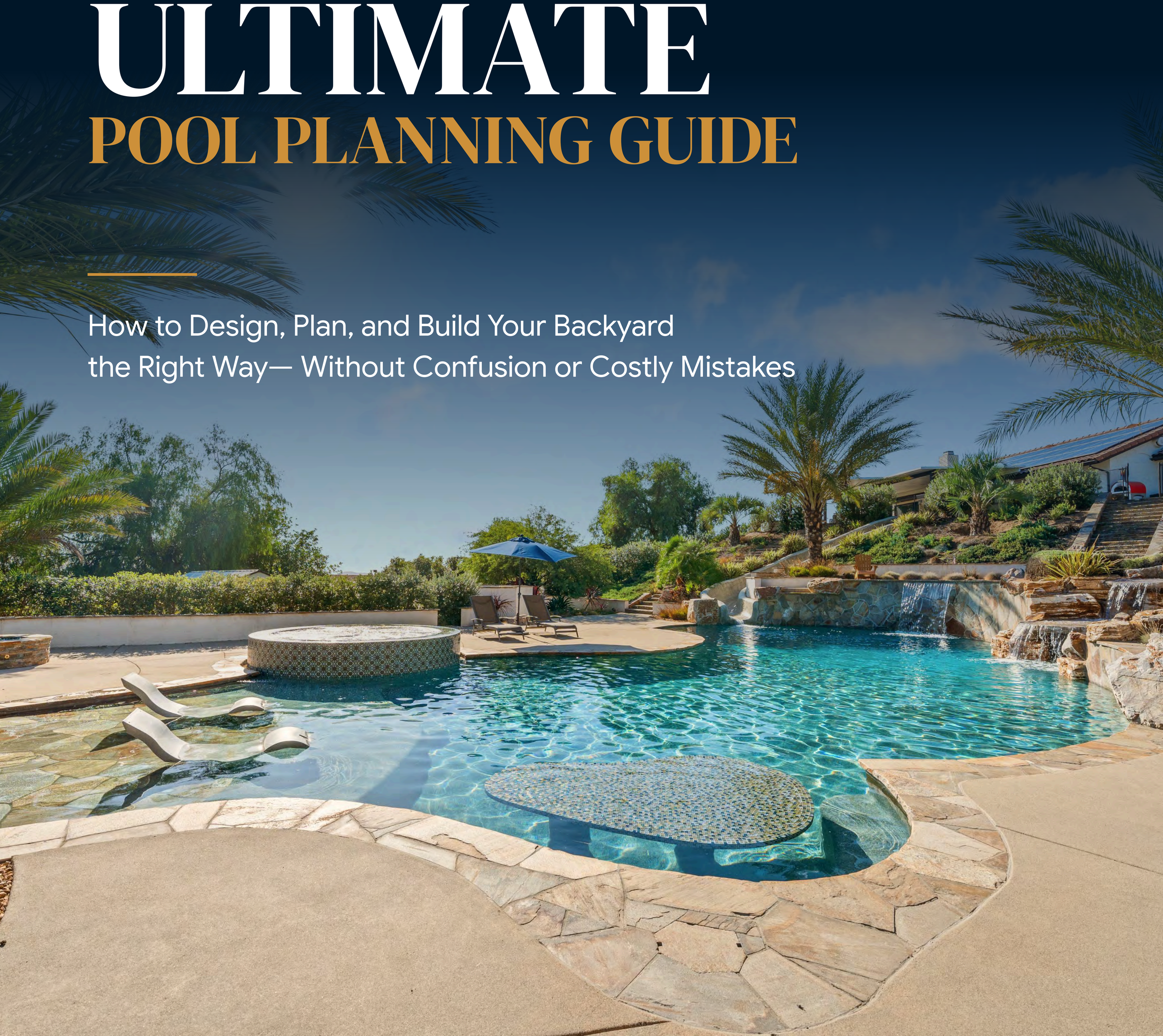




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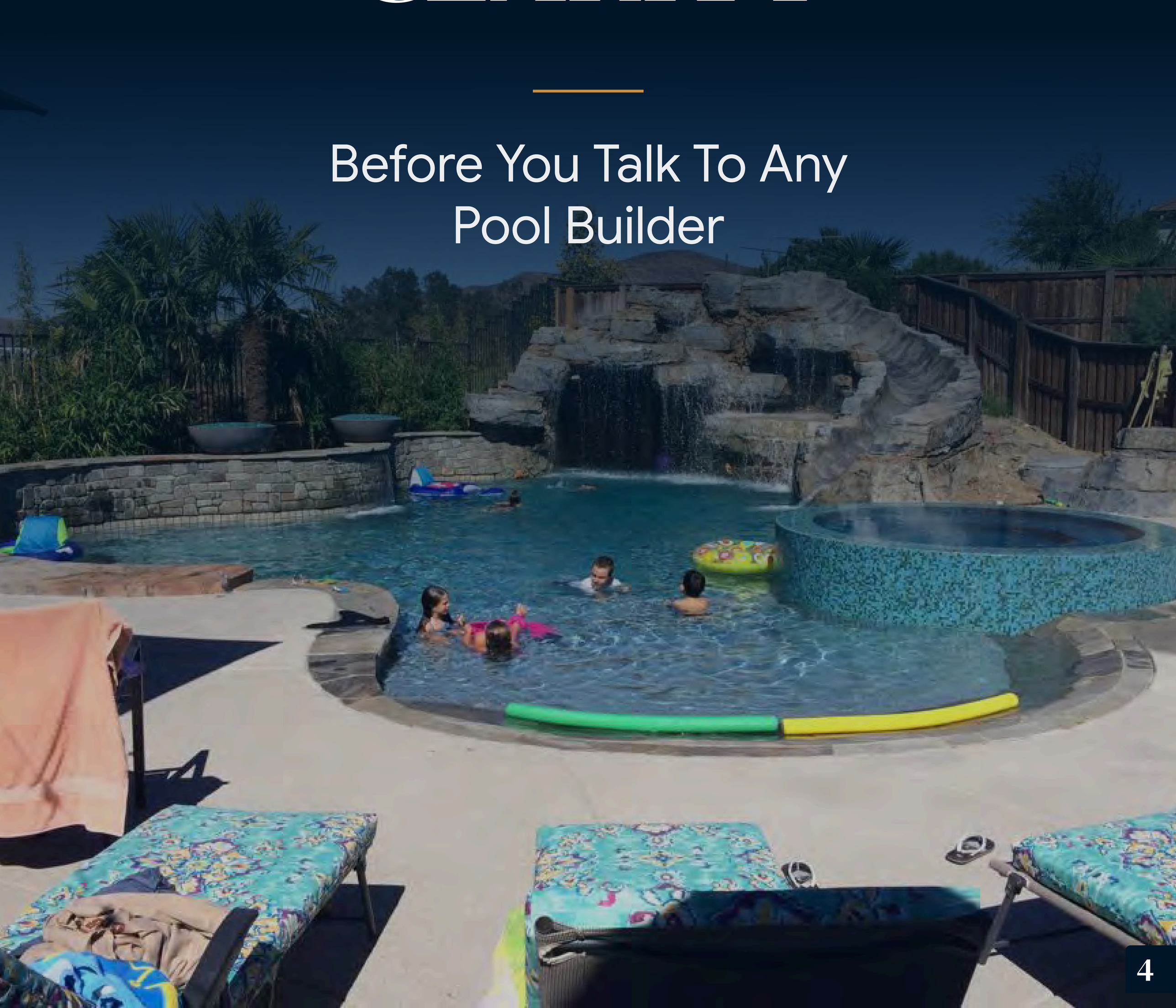
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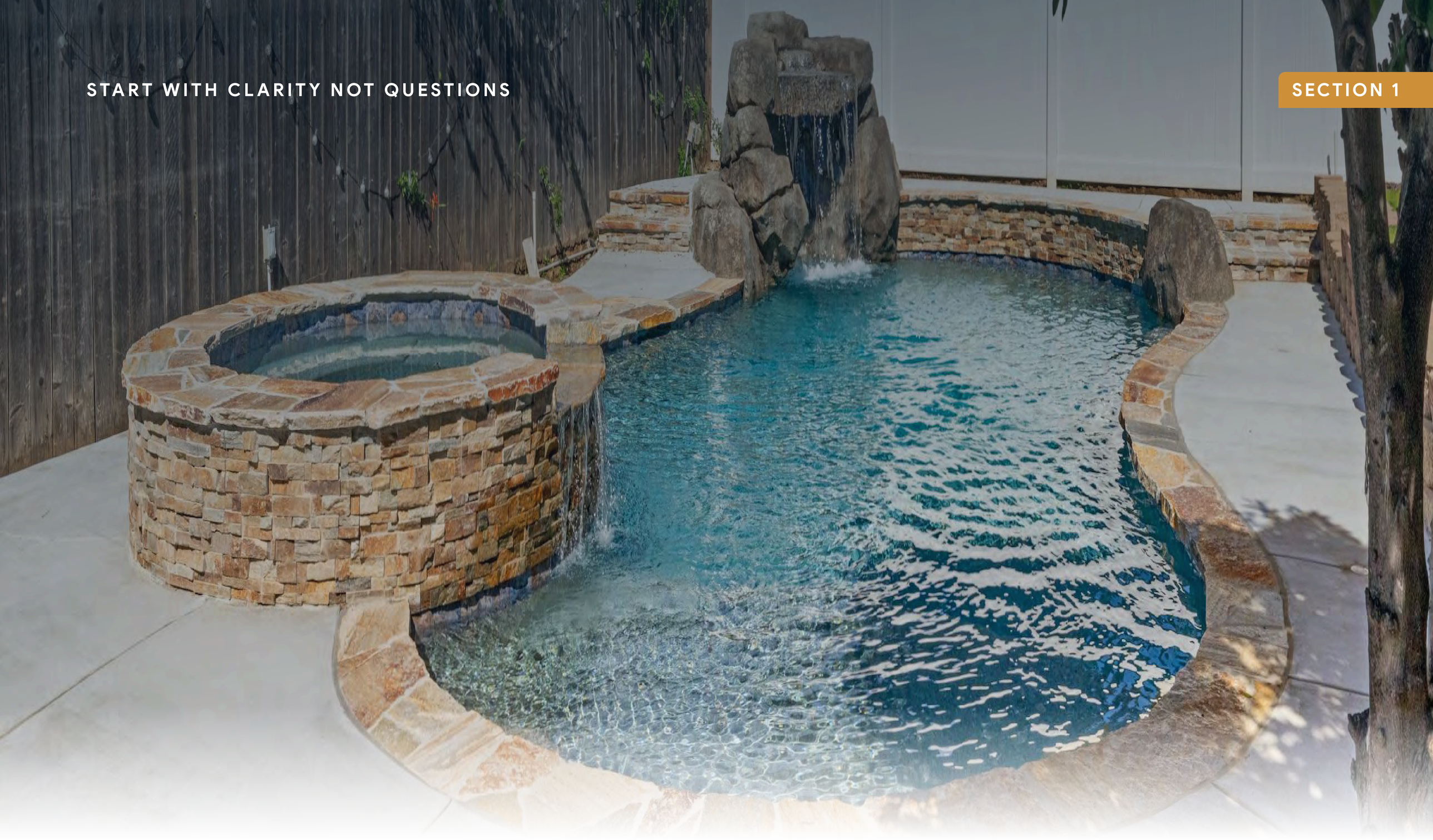
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SECTION 1

START WITH CLARITY

Before You Talk To Any Pool Builder





Before You Talk To Any Pool Builder

Most homeowners begin the pool-buying process in the wrong place.

They start with pictures, pricing questions, and opinions from friends, neighbors, online forums, and competing builders. They begin collecting fragments of information before they have a framework for understanding what matters, what does not, and how to tell the difference.

That usually creates more confusion, not less.

One person says fiberglass is the only way to go. Another says gunite is the gold standard. One builder says you need to decide quickly before prices go up. Another says to get more bids. A neighbor tells you what they paid three years ago, even though their yard, market, and scope were completely different. On the internet, everything looks beautiful, but very little of it explains what the project actually required, how it was priced, what compromises were made, or whether the homeowner would make the same choices again.

That is why the right place to begin is not with price and not with visuals.

It is with clarity.



Why Do You Want A Pool?

This is not a fluffy question. It is the foundation of every important decision that follows.

Your reason for wanting a pool determines what kind of project you should build, what kind of experience you should prioritize, and what compromises may or may not make sense. (We'll ask you to answer this in Appendix A)

For example, a homeowner who wants a pool primarily for quiet evening relaxation may need an entirely different backyard than a family whose main goal is entertaining friends and giving kids a place to swim and play. The first may value privacy, water sound, lighting, and calm design. The second may need visibility, deck space, traffic flow, shallow areas, and seating for groups.

These are not cosmetic differences. They affect layout, features, budget allocation, and long-term satisfaction.

One of the biggest mistakes homeowners make is falling in love with a visual idea before they have clearly defined the life they want that backyard to support. That often leads to choices that look exciting during the sales process but feel less useful over time.

The best projects begin when the homeowner can say, with real specificity:

- how they want to use the space
- who they want to use it with
- what kind of emotional atmosphere they want
- and what matters most when tradeoffs appear

The 5 Questions Every Homeowner Asks—And What They're Missing

Most homeowners begin with some version of these:

1. How much will it cost?
2. How long will it take?
3. When can you start?
4. What will it look like?
5. Why should I choose you?

These are understandable questions, but they are incomplete because they assume the project is already defined.

It usually is not.

A more useful question than "How much does a pool cost?" is:
"What choices, conditions, and assumptions actually drive cost?"

A more useful question than "How long will it take?" is:
"What factors usually affect timeline, and how does this company handle them?"

A more useful question than "Why should I choose you?" is:
"How does your planning and construction process reduce risk, confusion, and surprises?"

The deeper questions are better because they help the homeowner understand how to evaluate, not just what to ask.





How To Think Like A Smart Pool Buyer

Prepared pool buyers do not compare only numbers. They compare definitions, assumptions, and operating models.

They understand that two proposals can differ dramatically not just because one builder is more expensive, but because one builder may have:

- defined the scope more thoroughly
- included higher-grade equipment
- accounted for more site realities
- priced more realistic labor and supervision
- or simply left less unresolved

A smart buyer learns to ask:

- What exactly is included?
- What is excluded?
- What is assumed?
- What has not yet been fully determined?
- What part of this proposal is likely to change later?

This line of thinking turns the homeowner from a passive shopper into an informed decision-maker.

What The Best Pool Projects Have In Common

The strongest pool projects usually have three things in common:

01

First, the homeowner has clarity about how they want to live, not just what they want to buy.

02

Second, the builder has a structured process that brings order to design, decision-making, and construction.

03

Third, expectations are aligned before major commitments are made.

When those three things are present, the project tends to feel less chaotic, less vulnerable to misunderstanding, and far more satisfying.

That is one reason Premier's Pathway to Fun / Learn-to-Earn system matters.

It is built around a simple idea: homeowners make better decisions when they are guided to learn, participate, and gain clarity step by step. Instead of rushing people from interest to proposal, the process rewards them for becoming more informed and prepared. That reduces avoidable mistakes and improves the quality of the experience for everyone involved.



SECTION 2

THE REAL BENEFITS OF OWNING A POOL

Why This Decision Is Bigger Than You Think

A Pool Is Often Evaluated As A Project, But It Is Experienced As A Lifestyle Change.



That difference matters because many homeowners underestimate the depth of the decision. They think they are adding a feature. In reality, they are often changing how they use their home, how they spend time together, how they host, how they relax, and how much emotional value they get from their property.

The Value Of Water In Your Life

Water changes the emotional character of a space.

It slows things down. It invites people outward. It creates movement, light, sound, and atmosphere. Even when no one is swimming, the presence of water changes how a backyard feels and how people use it.

A yard without water is often looked at.

A yard with water is often lived in.



That is an important distinction.

A pool can turn a backyard from leftover space into meaningful space. It becomes a place where mornings begin differently, evenings last longer, and ordinary weekends feel more enjoyable.

Main Health Benefits Of Owning A Pool

A pool supports health in obvious ways, but also in less obvious ones.

The obvious benefits include:

1. low-impact movement
2. cardiovascular exercise
3. cooling off in hot weather
4. and a more active lifestyle

Swimming is one of the most accessible forms of exercise because it uses the whole body while being gentle on joints.

But the deeper benefit is friction reduction.

Many healthy habits fail not because they are ineffective, but because they are inconvenient.

A pool changes that. It puts a source of:

Movement	Relief	Recovery	Outdoor activity

Directly in the home environment. That makes use more likely.

**The easier something is to access,
the more naturally it becomes part of life.**

The Blue-Mind Benefits Of Having A Pool

Water has a calming effect on the human mind that most people understand intuitively, even if they have never heard the phrase “Blue Mind.”



The concept comes from marine biologist Wallace J. Nichols, whose bestselling book Blue Mind explores how being in, on, or near water can reduce stress, improve mood, and promote a sense of calm and clarity. His research highlights something many homeowners already feel instinctively: water changes how we think, feel, and recover from the demands of daily life.

People are naturally drawn to oceans, lakes, rivers, and pools because water shifts internal state. It softens mental noise. It slows pace. It creates a subtle but powerful sensory reset.

In a world where many people live in a constant stream of alerts, responsibilities, and mental stimulation, a pool can become more than a place to swim. It can become a consistent environment for emotional recovery and mental reset.

This is not luxury in the superficial sense of the word. For many homeowners, it becomes one of the most valuable aspects of the entire project.

A well-designed pool doesn’t just change how your backyard looks. It changes how your home feels—and how you feel while living in it.

That may look like:

- sitting outside after a long day
- listening to the sound of moving water
- watching light reflect across the surface in the evening
- stepping away from screens and into a quieter space
- having a reliable place where the body and mind can slow down



The Financial Benefits Of Owning A Pool

This topic deserves honesty and nuance.

A pool should not be discussed as if it automatically creates a simple, guaranteed financial return. Market conditions vary, climate matters, buyer preferences differ, and not every pool adds value in the same way.

However, in many outdoor-oriented and warm-weather markets, a well-designed pool can:

- Significantly increase the desirability of a home
- It can make the property stand out, feel more complete
- appeal more strongly to buyers who value lifestyle as much as square footage

It may increase perceived value, improve marketability, reduce time on market, or strengthen emotional response from buyers.

But the most dependable form of value is often not resale value. It is **use value.**

If the pool causes you to enjoy your home more, entertain more, vacation out less, gather more, and derive more benefit from your property over many years, that is real value.

Health And Wellness Aspects Of Water

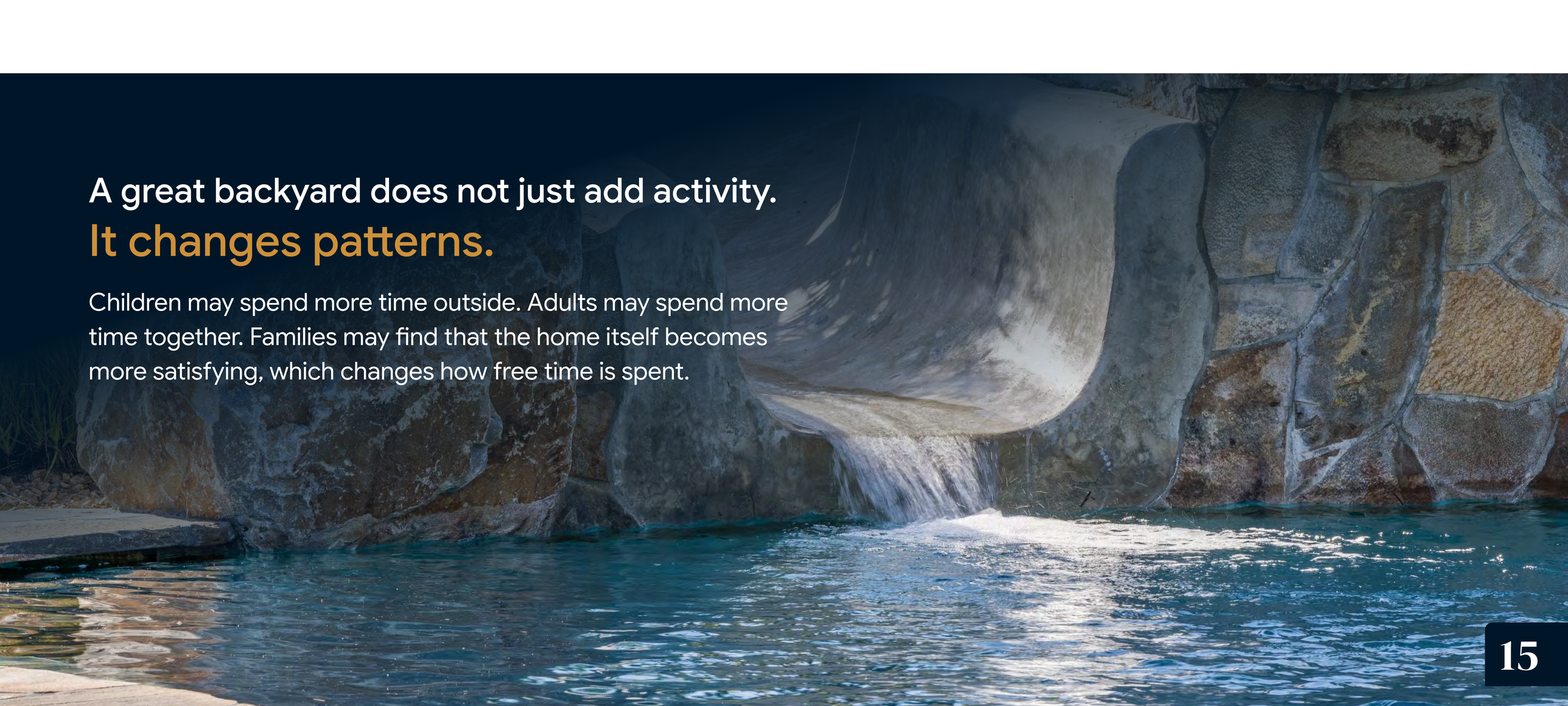
A pool supports multiple layers of wellness at once.

Physical wellness comes from movement and recovery

Mental wellness comes from calm and decompression

Relational wellness comes from more shared time and easier gathering

Lifestyle wellness comes from having a home that supports the kind of life you want to live



A great backyard does not just add activity.

It changes patterns.

Children may spend more time outside. Adults may spend more time together. Families may find that the home itself becomes more satisfying, which changes how free time is spent.



10 Ways Your Life Will Be Better With A Swimming Pool

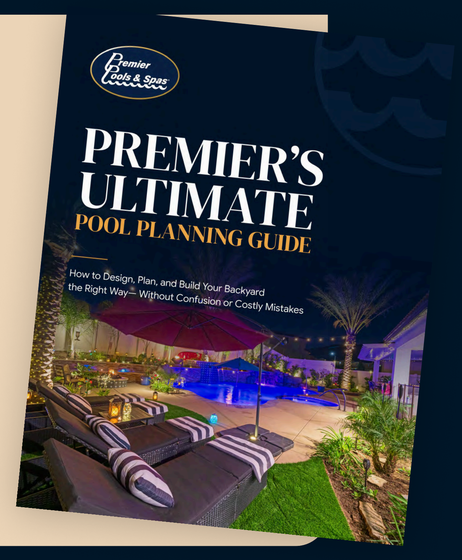
A pool can improve life in ways that are both obvious and subtle:

1. It gives children a reason to be home in a positive way
2. It makes entertaining easier and more natural
3. It increases outdoor use without needing special occasions
4. It creates a setting for stress recovery
5. It extends the usefulness of evenings and weekends
6. It makes the backyard feel purposeful
7. It supports movement and health more naturally
8. It increases the emotional appeal of the home
9. It creates memorable moments without requiring elaborate plans
10. It improves ordinary days, not just special ones

That last point is the most meaningful. The true value of a pool is often not in the highlight moments. It is in how it improves the rhythm of normal life.

And that is exactly why early learning in Premier's Pathway to Fun experience matters.

Before homeowners make major design or buying decisions, they are encouraged to get clear on the benefits they actually want from the project. That makes later design and budget choices more intelligent and more personal.



SECTION 3

THE BIGGEST RISKS AND HOW TO AVOID THEM

What Goes Wrong—And Why Most Homeowners Don’t See It Coming





What Goes Wrong—And Why Most Homeowners Don't See It Coming

Most pool projects do not go wrong because the homeowner is careless.

They go wrong because the homeowner is making decisions inside a market that often does a poor job of creating clarity.

Risk in this industry is not limited to obvious horror stories.

It also includes the quieter risks:

- paying for the wrong priorities
- misunderstanding what was included
- expecting a smoother process than the company can realistically deliver
- or mistaking a good sales experience for a good project experience



6 Costly Myths About Building A Pool

MYTHS

- One myth is that more bids always mean better judgment. Sometimes more bids simply mean more conflicting definitions of the job.
- Another is that the lowest number is evidence of efficiency. Sometimes it is evidence of incompleteness.
- Another is that long time in business automatically means strong execution. Time matters, but only if the company has turned experience into repeatable standards.
- Another is that a beautiful finished project proves the process was solid. It may not.
- Another is that all “custom” builders are equally custom in how they design and build. They are not.
- And another is that if a company feels impressive in the first meeting, the rest of the project will feel the same. Sometimes it will. Sometimes it will not.

Why “Getting 3 Bids” Can Lead You In The Wrong Direction

What if the most common advice in pool buying—‘get three bids’—is actually the reason so many projects go wrong?

The standard consumer advice to get three bids assumes that all three bids are pricing the same reality.

That is rarely true.

- **One builder may be quoting a concept**
- **Another may be quoting a more thoroughly developed scope**
- **Another may be intentionally low because they expect to make up margin later through unresolved items or upgrades.**

The homeowner sees three prices.
The industry sees three different assumptions.

This is why comparison without normalization is dangerous.

A homeowner is often better served by comparing how thoughtfully each builder defines the project, explains tradeoffs, communicates risk, and structures decisions than by focusing only on which proposal starts with the lowest number.





The Most Common Mistakes Homeowners Make

- A common mistake is confusing inspiration with readiness. Seeing what you like is not the same as knowing what should be built.
- Another is overvaluing visible features and undervaluing process quality.
- Another is failing to distinguish between what is promised and what is actually defined.
- And another is making decisions too early based on emotional momentum.

The cost of these mistakes is not always financial alone. It often shows up as stress, regret, confusion, or disappointment in how the process felt.



Contractor Shortcuts And Industry “Tricks” To Watch For

Some shortcuts are technical, such as lower-grade equipment, underdeveloped drainage planning, or weaker structural assumptions.

Others are procedural, such as:

- vague contracts
- undefined allowances
- unrealistic start dates used to create urgency
- under-explained proposals
- or a sales process that races ahead of clear project definition

One of the most common tricks in this industry is not outright deception. It is **strategic vagueness**. The proposal feels simple and appealing because many real-world variables are still unresolved.

That ambiguity can feel harmless in the beginning. Later it becomes expensive.

The #1 Reason Pool Projects Go Off Track

More than weather, more than labor, more than pricing pressure, the biggest reason pool projects go off track is lack of early clarity.

When scope is loose, expectations are fuzzy, and assumptions are untested, construction becomes a place where confusion gets converted into stress.

That is why the planning process matters so much.



How To Protect Yourself From Delays, Miscommunication, And Poor Outcomes

The best protection is not becoming cynical. It is becoming informed.

Ask:

- What conditions most often change price or schedule?
- What is typically not known with certainty at the beginning?
- How do you communicate once construction starts?
- Who manages the job after the sale?
- What usually surprises homeowners, and how do you prevent that?

Questions like these do two things at once. They help protect the homeowner, and they reveal how mature the builder's operating process really is.

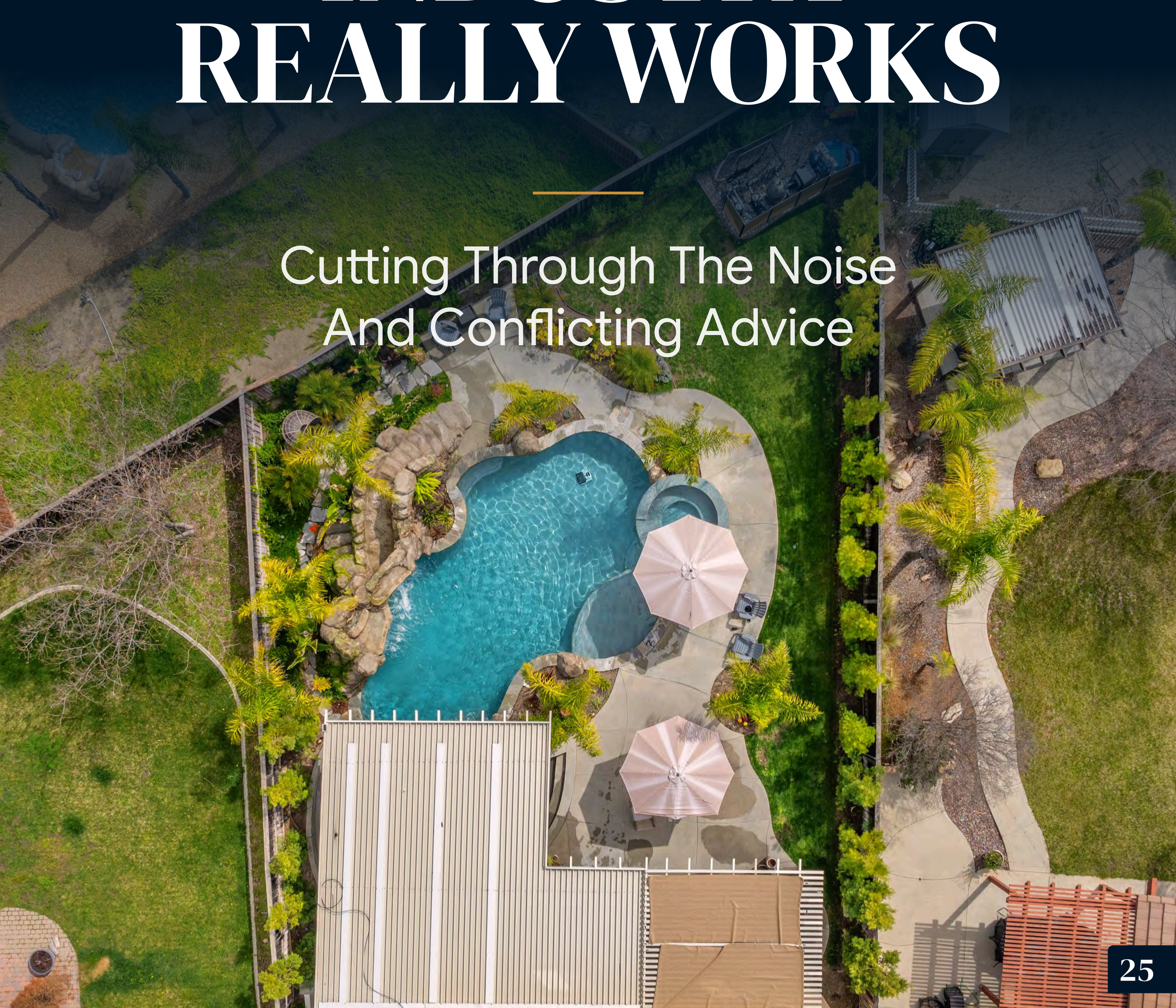
Homeowners who take the time to learn where the real risks are tend to make better decisions later, and that makes the whole project healthier from the start.



SECTION 4

HOW THE POOL INDUSTRY REALLY WORKS

Cutting Through The Noise And Conflicting Advice



Cutting Through The Noise And Conflicting Advice

To most homeowners, the pool industry looks simpler than it really is.

From the outside, it can appear to be a market of builders who all do roughly the same thing with different branding, different personalities, and different prices. In reality, the industry is highly fragmented.

Companies differ in:

- business model
- process maturity
- design capability
- supervision structure
- purchasing power
- operational discipline

That is why homeowners so often hear conflicting advice.
They are not simply hearing different opinions about the same process.

They are not simply hearing different opinions about the same process. They are hearing perspectives from people who operate inside very different versions of that process.



3 Types Of Swimming Pools

Understanding Pool Types

01

GUNITE (CONCRETE POOLS):

- Fully customizable
- Longest lifespan
- Ideal for complex designs

02

FIBERGLASS POOLS:

- Pre-manufactured shells
- Faster installation
- Limited design flexibility

03

VINYL LINER POOLS:

- Lower upfront cost
- Requires liner replacement over time



The 3 Types Of Pool Builders Explained

Most homeowners will encounter three general types of pool builders. Each comes with strengths—and tradeoffs.

1 NATIONAL / LARGE-SCALE BUILDERS STRENGTHS:

- More structured systems and processes
- Greater buying power for materials
- More operational support and resources
- Often more predictable timelines

CONSIDERATIONS:

- Experience can vary depending on the local team
- Less flexibility in some custom situations
- Process-driven approach may feel less personal to some homeowners

2 LOCAL CUSTOM BUILDERS STRENGTHS:

- High design flexibility
- More boutique, hands-on experience
- Strong local market familiarity

CONSIDERATIONS:

- Smaller teams may mean less scheduling flexibility
- More reliance on key individuals
- Process consistency can vary

2 INDEPENDENT OWNER-OPERATORS STRENGTHS:

- Direct access to the owner
- Highly personal experience
- Often very detail-focused

CONSIDERATIONS:

- Limited bandwidth and scalability
- Greater risk of delays if workload increases
- Project experience may depend heavily on one person

The goal is not to choose a “type.” It’s to understand which structure best aligns with the experience you want.

How Builder Structure Impacts Your Experience

Builder structure affects much more than company image. It affects the lived reality of the project.

- If schedules shift, does the company have operational depth or does everything bottleneck?
- If materials are delayed, can they adapt?
- If one key person is unavailable, does communication continue smoothly?
- If a problem arises, does the company have a repeatable process or does everything become improvisation?

A beautiful design cannot rescue a weak process.





What Most Pool Companies Don't Tell You About Their Process

Some companies cannot clearly explain their process because they have never fully formalized it. Their process exists mostly in habit, personality, and informal know-how.

That can work, until it does not.

A mature builder should be able to explain what happens at each stage:

- before design
- during planning
- before commitment
- after agreement
- during construction
- and at key decision moments

If they cannot explain that clearly, there may be more variability in the experience than the homeowner realizes.

Why Organization, Systems, And Resources Matter More Than You Think

Homeowners naturally focus on the visible parts of a project:

- shape
- finish
- tile
- lighting
- features

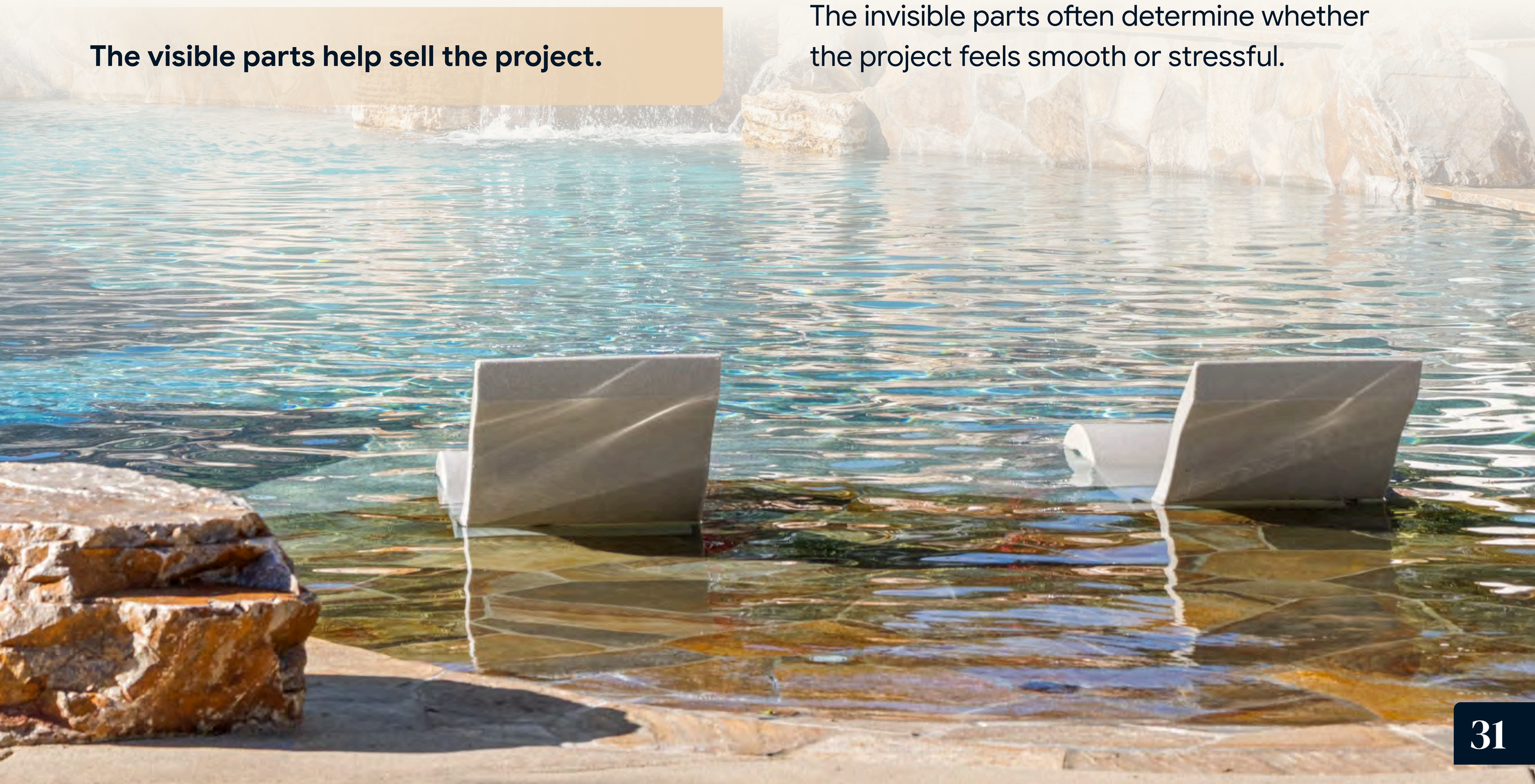
But the visible parts do not determine the whole experience.

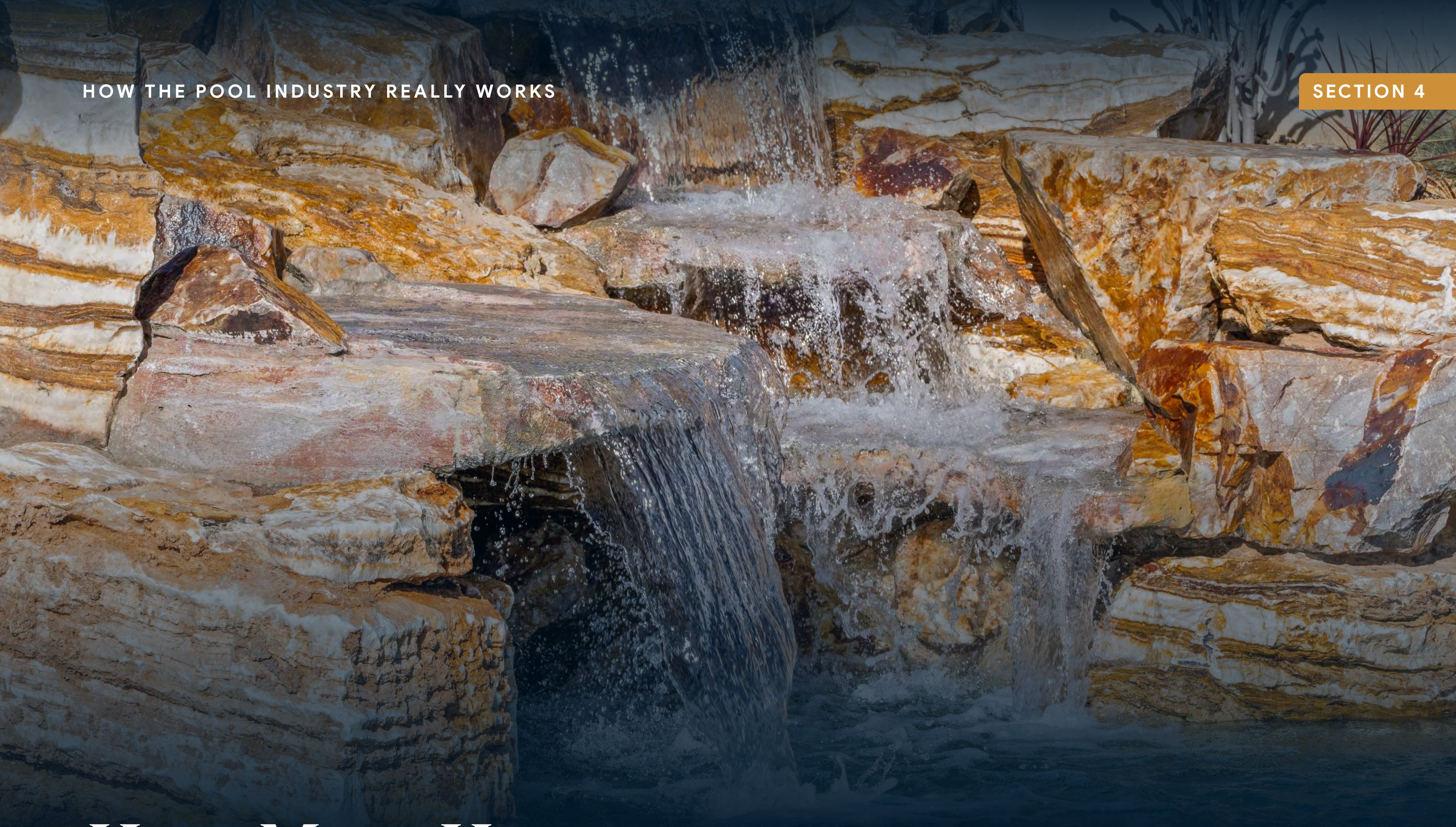
Invisible things matter just as much:

- communication cadence
- procurement systems
- supervision quality
- sequencing discipline
- contingency planning
- and how decisions are managed when conditions change

The visible parts help sell the project.

The invisible parts often determine whether the project feels smooth or stressful.





How Most Homeowners Misinterpret What They're Comparing

Most homeowners think they are comparing pools.

What they are often really comparing are:

- different business models
- different process qualities
- different levels of supervision
- different definitions of risk
- and different assumptions about what the project will require

That is why a homeowner who learns how the industry actually works becomes much harder to mislead.

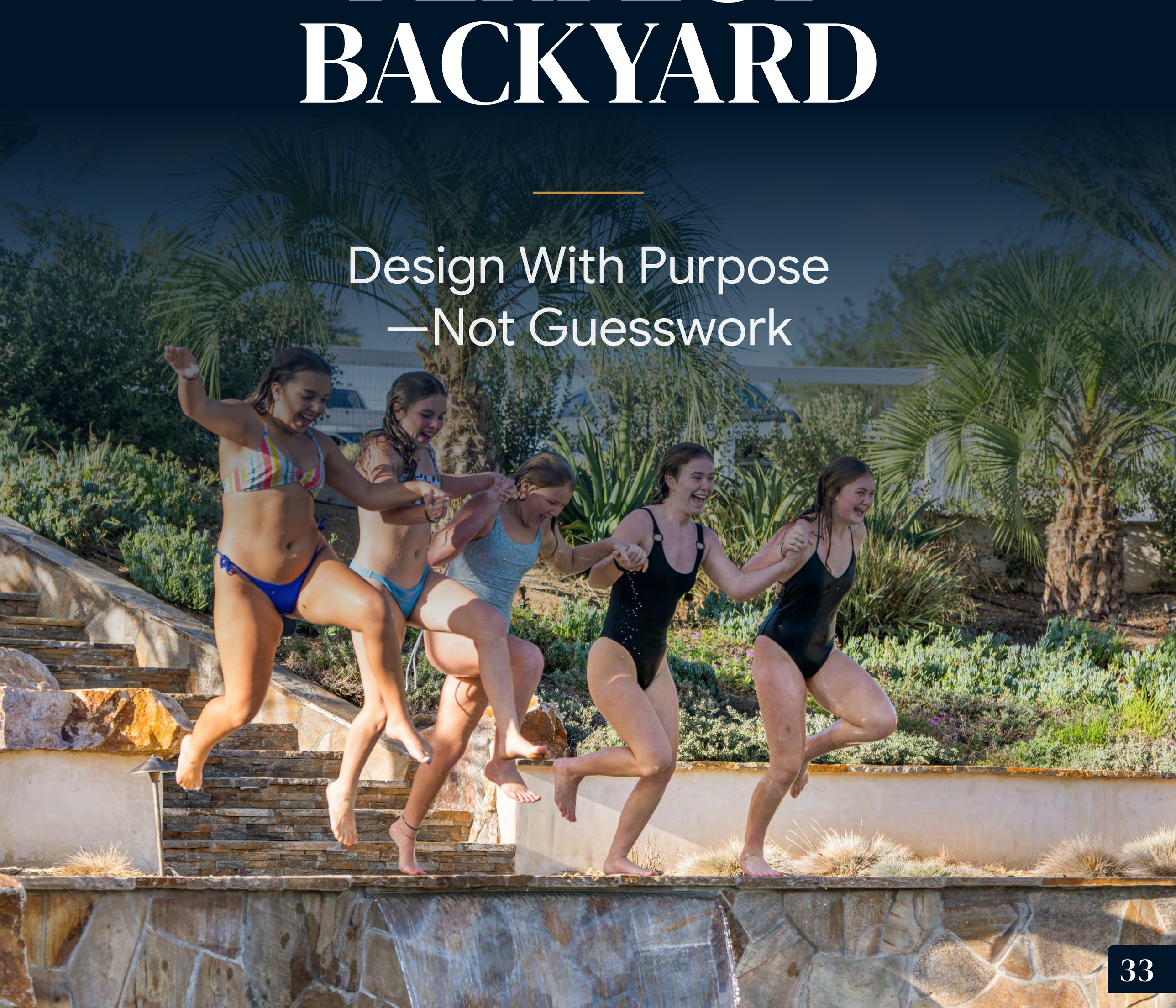
TYPICAL PROJECT TIMELINE

- different business models
- Design & permitting: 3–6 weeks

SECTION 5

PLANNING YOUR PERFECT BACKYARD

Design With Purpose —Not Guesswork



Design With Purpose —Not Guesswork

Once a homeowner understands the market more clearly, the next challenge is avoiding a design process driven by aesthetics alone, random inspiration, or premature decisions.

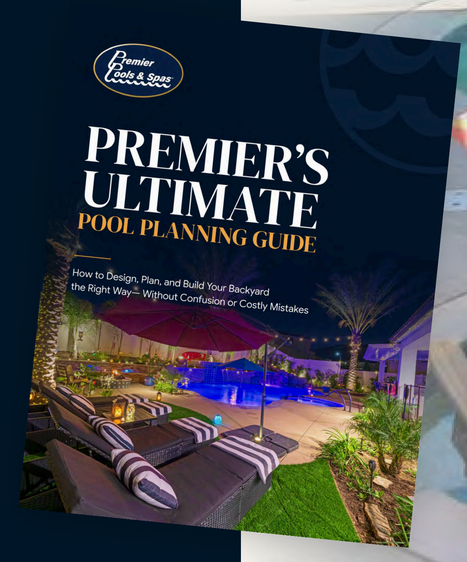
Most people start planning with screenshots, saved photos, Pinterest boards, and examples from other homes. That inspiration is useful, but it is also incomplete. A beautiful image does not tell you what the yard size was, what the budget was, how the space functions in real life, what compromises were made, or whether the homeowner would make the same choices again.

That is why good planning requires more than inspiration. It requires structure.

This is where Premier's Pathway to Fun buying experience and Premier's VisionBook become especially valuable.

Premier's VisionBook is an online selections and budgeting tool that allows you to explore pool options, features, and configurations in a structured way—while also helping you understand how those selections impact the overall scope and investment of your project.

Instead of trying to sort through scattered online information or make emotional feature choices in conversation, homeowners can review options in a more structured way and begin to understand how those selections affect the scope, priorities, and budgeting of the project.



In other words, VisionBook helps turn

"I like this" into **"I understand what this means."**

Anatomy Of A Swimming Pool Simplified

A pool should be understood as a system, not just a vessel or a shape.

There is the:

- structural shell
- the interior finish
- the circulation system
- the plumbing layout
- the equipment pad
- the coping
- the deck relationship
- the drainage strategy
- the lighting
- and the broader outdoor-living environment around it

Homeowners who understand even the basics of this system tend to make stronger decisions because they are less likely to get hypnotized by one dramatic feature while overlooking the practical details that affect ownership and usability.

This is one place where Premier's VisionBook helps.

Instead of leaving homeowners to bounce between online photos and disconnected wish lists, it gives them a more organized way to look at categories of choices and understand how those choices fit into the overall project.



A homeowner may begin by thinking only about pool shape or finish color. Through a more structured planning experience, they often realize that deck layout, automation, lighting, spa configuration, and usable surrounding space may matter just as much.

The 3 Secrets To Getting Exactly What You Want

1 THE FIRST SECRET IS SPECIFICITY.

A vague desire like “we want a beautiful backyard” is not enough to guide meaningful decisions. A more useful definition would be:

- **we want a comfortable space for two families to gather on weekends**
- **we want a backyard that feels peaceful in the evening**
- **we want something easy to maintain and attractive without being excessive**

That kind of specificity produces better design.

2 THE SECOND SECRET IS SEQUENCE.

Homeowners often want to begin with shape, finish, and dramatic upgrades. But the smarter order is:

- define lifestyle goals
- identify real priorities
- understand site realities
- evaluate tradeoffs
- then make selections



This is exactly why Premier’s Pathway to Fun approach matters. It encourages homeowners to move through the learning and decision process in the right order rather than making random emotional choices too early.

3 THE THIRD SECRET IS RESTRAINT.

Many homeowners think better design means adding more. Often the opposite is true.

Some of the strongest projects are the ones that resist unnecessary complexity and invest instead in the features that most improve everyday use.





VisionBook supports that discipline because it lets homeowners see how choices interact.

Once selections are viewed in a structured budgeting context, many people realize that a cleaner, more intentional project may serve them better than a feature-heavy one.

Defining Your Priorities (Lifestyle-Based Planning)

A backyard should be planned around behavior, not fantasy.

That means asking:

- Who will use this most?
- For what kinds of activities?
- How much maintenance tolerance do we really have?
- At what times of day?
- How much entertainment actually happens?
- What atmosphere matters most: social, relaxing, dramatic, private?

These questions are more valuable than simply asking which design looks best.

For example, a homeowner may initially believe that the best use of budget is making the pool larger.

But after talking through lifestyle priorities, they may realize that what would improve daily life more is:

- a more balanced pool size
- a shaded area
- stronger nighttime ambiance
- more useful deck space
- better seating zones

That kind of insight prevents a very common mistake: overbuilding the water and underbuilding the experience around it.

Premier's VisionBook helps here because it gives homeowners a more concrete way to review and compare options as they think through priorities. It is not just a presentation tool.

It is a decision-clarity tool.

It helps the homeowner connect:

- what they want
- why they want it
- what it affects
- and how it fits into the bigger plan



Must-Have Features Vs. Nice-To-Have Upgrades

This distinction is one of the most important disciplines in the planning process.

A must-have is something that materially improves how the homeowner will use and enjoy the space.

A nice-to-have is something appealing, but not central.

FOR EXAMPLE:

- If nighttime entertaining matters, lighting may be a must-have.
- If hydrotherapy or year-round soaking matters, a spa may be a must-have.
- If a feature is attractive in photos but unlikely to change daily enjoyment, it may be a nice-to-have.

The challenge is that many homeowners attach emotionally to upgrades before they have examined whether those upgrades truly support the life they want.

Premier's VisionBook helps make this distinction clearer by placing selections in a more structured online environment.

Instead of discussing everything in abstract terms, homeowners can evaluate options in context and begin asking smarter questions:

- Will we actually use this?
- Is this the best use of budget?
- Is this solving a real lifestyle need?
- What are we giving up if we prioritize this?

That is how guesswork is reduced.



SECTION 5

Creative Backyard Design Ideas (Zones, Kitchens, Lighting, Water Features)

The strongest backyard designs are usually not the ones with the most features. They are the ones with the most thoughtful composition.

A good backyard is often organized in zones:

- a water zone
- a lounging zone
- a social zone
- a dining zone
- a movement zone
- a retreat or shade zone

This matters because the emotional success of the yard depends on what happens around the pool as much as what happens in it.

A homeowner may think they want a larger pool because that feels more impressive. But after reviewing layout choices more thoughtfully, they may discover that:

- a slightly smaller pool
- better seating areas
- a fire feature
- and more intentional lighting

creates a more enjoyable backyard at night and a better social experience overall.

Premier's Pathway to Fun process helps support those discoveries by creating a buying experience that is more guided than pressured.

And VisionBook helps make those tradeoffs visible in a practical way, because the homeowner can interact with selections and budget implications together instead of making isolated choices.





Designing For Long-Term Enjoyment (Not Just First Impressions)

One of the best questions a homeowner can ask is:
“Will this still feel right after the excitement wears off?”

Many people design for the reveal moment:

- the rendering
- the first party
- the visual impression

But long-term satisfaction usually comes from quieter things:

- good circulation through the yard
- the right amount of complexity
- features that are enjoyable without becoming burdensome
- enough usable deck space
- comfort at different times of day
- and a design that feels balanced years later

This is why it is so valuable to have tools that slow down the process in a productive way.



Premier’s Pathway to Fun model gives homeowners permission to learn before they commit.

Premier’s VisionBook supports that learning by helping them understand how individual choices build into a whole project, not just a series of isolated upgrades.

That is why these tools matter. Not because they are modern.
But because they help homeowners think better, choose better, and avoid the regret that comes from designing around impulse instead of long-term use.

How Pool Pricing Actually Works (So You're Not Guessing)



One of the most common frustrations homeowners have during the early stages of planning is simple:

> **"Why won't anyone just give me a realistic price range?"**

That frustration is valid.

The reason many builders avoid this conversation early is because every pool is highly customized based on:

- yard conditions
- access
- design complexity
- materials and finishes
- and how developed the surrounding backyard becomes

But avoiding the conversation entirely often creates more confusion than clarity.

So instead of avoiding it, here is a realistic framework to help you understand how most pool projects are typically structured.

Typical Pool Investment Ranges

While every project is different, most complete backyard pool projects tend to fall into three general investment ranges:

ENTRY-LEVEL PROJECTS:

$65,000 – $90,000+

- Straightforward pool design
- Basic decking
- Standard equipment
- Limited upgrades

MID-RANGE PROJECTS:

$90,000 – $150,000+

- Pool + spa combinations
- Larger decking areas
- Upgraded finishes
- Lighting and feature enhancements
- More developed outdoor space

FULLY DEVELOPED BACKYARD PROJECTS:

$150,000+ AND UP

- Complete outdoor living environments
- Outdoor kitchens, fire features, structures
- Advanced lighting and automation
- Premium materials and design elements



These are **starting points—not quotes.**
Your actual project will depend on your goals, your property, and your priorities.

What Most Homeowners Get Wrong About Pricing

The biggest misconception is this:

> **“Pools are priced by size.”**

In reality, pools are priced by **complexity and scop**e, not just dimensions.

Two pools that look similar in photos can differ significantly in price because of:

- site conditions
- structural requirements
- equipment choices
- access constraints
- and how complete the surrounding backyard is



Why This Matters Before You Talk To A Builder

Having even a general frame of reference helps you:

- ask better questions
- set more realistic expectations
- avoid emotional decision-making
- and have a more productive first conversation

This is also where Premier's VisionBook (online selections and budgeting tool)

becomes valuable—it helps translate your preferences into a more organized, real-world understanding of what those decisions typically mean.



SECTION 6

HOW TO CHOOSE THE RIGHT BUILDER

Without Relying On Opinions, Price, Or Guesswork



Without Relying On Opinions, Price, Or Guesswork

Even a good design can become a frustrating project if the builder is the wrong fit.

That is why choosing the right builder is not simply about finding the company that seems nicest, fastest, cheapest, or most impressive in the first meeting. It is about understanding what type of builder you are dealing with, what strengths and weaknesses come with that model, and how well that builder's process matches the kind of experience you want.

Now that you understand how different types of pool builders operate, the next step is evaluating which company is the right fit for your project.



How To Find The Right Builder For Your Situation

The right builder depends on more than budget.

If your project is highly customized and you want an especially boutique design experience, a strong local custom builder may be attractive. If you value more structure, organizational depth, and stronger internal systems, a larger builder may fit better. If you want direct access to an owner and are comfortable with a smaller operation, an owner-operator may appeal to you.

The right question is not:

“Who do I like best?”

It is:

“Which company is most capable of delivering the kind of experience and outcome I actually want?”

That is a much more intelligent lens.



The Essential Questions To Ask Any Pool Builder

Good questions reveal how the company thinks. Ask:

- Who manages the project after the contract is signed?
- How does communication work during construction?
- What typically causes delays or changes?
- What is still unknown at this stage?
- What usually surprises homeowners, and how do you prevent that?
- How do you maintain quality across crews and trades?
- What happens if a key person is unavailable?

These are not “gotcha” questions. They are maturity questions.

A strong builder should be able to answer them clearly and comfortably.



Questions To Ask References What Others Won't Tell You

Many homeowners ask references whether they were happy. That is too broad to be very useful.

Better questions include:

- What surprised you during the process?
- What did you wish you understood earlier?
- Did the company communicate well when conditions changed?
- Did the project feel organized?
- Did the final experience match what you were led to expect?
- Were there points of confusion, and how were they handled?
- Would you choose them again, knowing what you know now?

These questions reveal the quality of the process, not just the emotional memory of the finished yard.

Red Flags And Warning Signs To Avoid

What to watch for before you commit

Not every red flag looks dramatic. In fact, some of the most important warning signs are subtle—and easy to overlook if you don’t know what to look for.

A builder does not need to be perfect. But they should be **clear, organized, and able to explain how things work.** If they can’t, that itself is information.

Concrete Warning Signs (Checklist)

Be cautious if a builder:

- Asks for a deposit before providing a clearly written scope of work
- Cannot explain what is included vs. excluded in simple terms
- Does not have a clear written change-order process
- Is unwilling or slow to provide proof of insurance or licensing
- Gives a price that seems attractive but cannot explain how it was built
- Avoids discussing what could change or go wrong during the project
- Cannot clearly describe who manages the project after the sale
- Does not provide a defined payment schedule (draw schedule)
- Uses vague language like “we’ll figure that out later” for key items
- Cannot show a consistent process from design through construction

Subtle Warning Signs (Often Missed)

Some of the most important signals are less obvious:

- vague answers where clarity should be easy
- proposals that feel appealingly simple but leave too much undefined
- pressure to commit before key assumptions are explained
- unrealistic urgency (“we can start next week” without context)
- excessive dependence on personality rather than process
- sales experiences that feel polished, but operational questions feel vague

What This Really Means

A builder doesn’t need to have every answer immediately.

But they should be able to:

- explain how decisions are made
- describe what happens when conditions change
- and communicate clearly about what is known vs. unknown

If the company cannot explain how things work,
that’s not just a gap—it’s a risk.

Final Thought

Most homeowners don’t run into problems
because someone was intentionally misleading.

They run into problems because things were never clearly defined in the first place.

Clarity early prevents stress later.



How To Compare Builders The Right Way Beyond Price

Price should not be the first comparison point. It should be one of the later ones.

First compare:

- clarity of thought
- quality of explanation
- realism of assumptions
- process maturity
- communication style
- and fit with your priorities

Then compare numbers.

Otherwise you are comparing price without understanding what is actually being priced.

Why Experience Alone Isn’t Enough

Experience matters, but experience by itself is not the same as disciplined execution.

A builder may have many years in business and still rely too heavily on informal habits, inconsistent communication, or loosely defined process. The better question is:

“Has this company turned experience into standards?” That is what protects homeowners.

Builder Evaluation Checklist Simple Scoring Method

Many homeowners benefit from using a simple scorecard that rates builders across categories such as:

- clarity
- process
- communication
- scope definition
- responsiveness
- realism
- confidence level
- and design fit

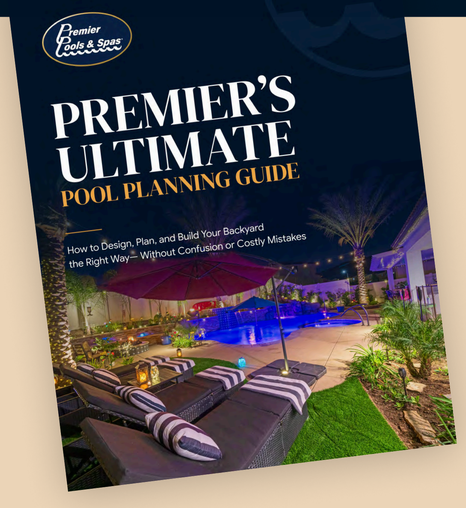
This reduces emotional distortion and helps reveal patterns that are easy to miss in individual meetings.



How To Be A Great Client And Why It Matters

A good project requires a good builder and a good client.

Prepared homeowners make better decisions. Responsive homeowners help maintain momentum. Honest homeowners make it easier for the builder to guide the project well. Engaged homeowners are more likely to catch alignment issues early, before they become expensive or stressful.



This is another strength of Premier's Pathway to Fun / Learn-to-Earn system.

It encourages the homeowner to become an informed participant rather than a passive shopper. That leads to better conversations, better expectations, and better results.

SECTION 7

A BETTER WAY TO PLAN YOUR PROJECT

Why The Process Matters More Than The Proposal

Why The Process Matters More Than The Proposal

Most homeowners think the proposal is the critical event in the buying process.

It is not.

The proposal matters, but its value depends entirely on the quality of the thinking that produced it.

IF THE EARLY PROCESS WAS:

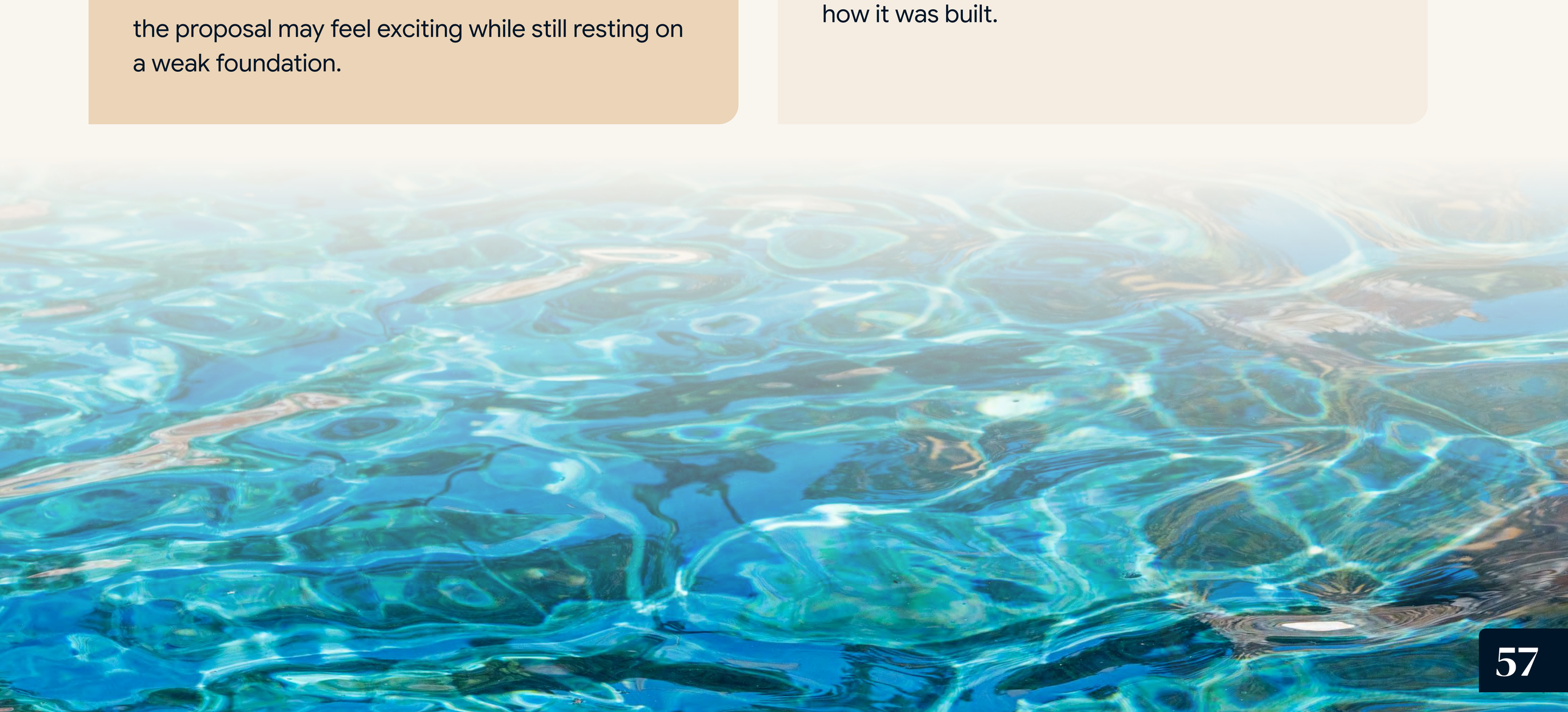
- rushed
- emotionally driven
- loosely defined
- or too sales-oriented

the proposal may feel exciting while still resting on a weak foundation.

IF THE PLANNING PROCESS WAS:

- structured
- educational
- and disciplined

the proposal may actually feel calmer and more trustworthy because the homeowner understands how it was built.





Why Most Pool Buying Experiences Feel Confusing

They feel confusing because many homeowners are exposed to price, visuals, and persuasion before enough clarity has been created.

The process gets inverted.

INSTEAD OF:

- define goals
- understand tradeoffs
- clarify priorities
- then evaluate scope

MANY HOMEOWNERS EXPERIENCE:

- get excited
- react to visuals
- compare prices
- then try to understand later

That is backwards.

And when the sequence is backwards, confusion is almost guaranteed.



The Difference Between Being Sold Vs. Being Guided

Being sold means the conversation is centered on advancing commitment.

Being guided means the conversation is centered on increasing clarity. This is one of the most important differences a homeowner can learn to recognize.

In a sales-first process, the homeowner often feels impressed, rushed, or persuaded before the key assumptions are fully understood. In a guided process, the homeowner feels progressively more informed and more capable of making a wise decision.

That sense of capability is what reduces anxiety.



What Is The Pathway To Fun (Learn-To-Earn System)?

Throughout this guide, you've seen references to Premier's Pathway to Fun.

Here's what that actually means—simply and clearly.

Instead of a traditional sales process, Premier uses a guided, step-by-step planning experience that helps homeowners move from idea to completed project with clarity at each stage.

THE PATHWAY INCLUDES:

1. **Initial Discovery Interview**
   Understanding your goals, space, and priorities
2. **Design Consultation (In-Home or Virtual)**
   Reviewing your property and possibilities
3. **VisionBook Selections & Budget Alignment**
   Using Premier's online tool to explore options and understand how choices affect your project
4. **Design & Investment Review**
   Finalizing scope, layout, and investment
5. **Construction & Completion**

What Does “Learn-To-Earn” Mean?

As you move through these steps, you may:

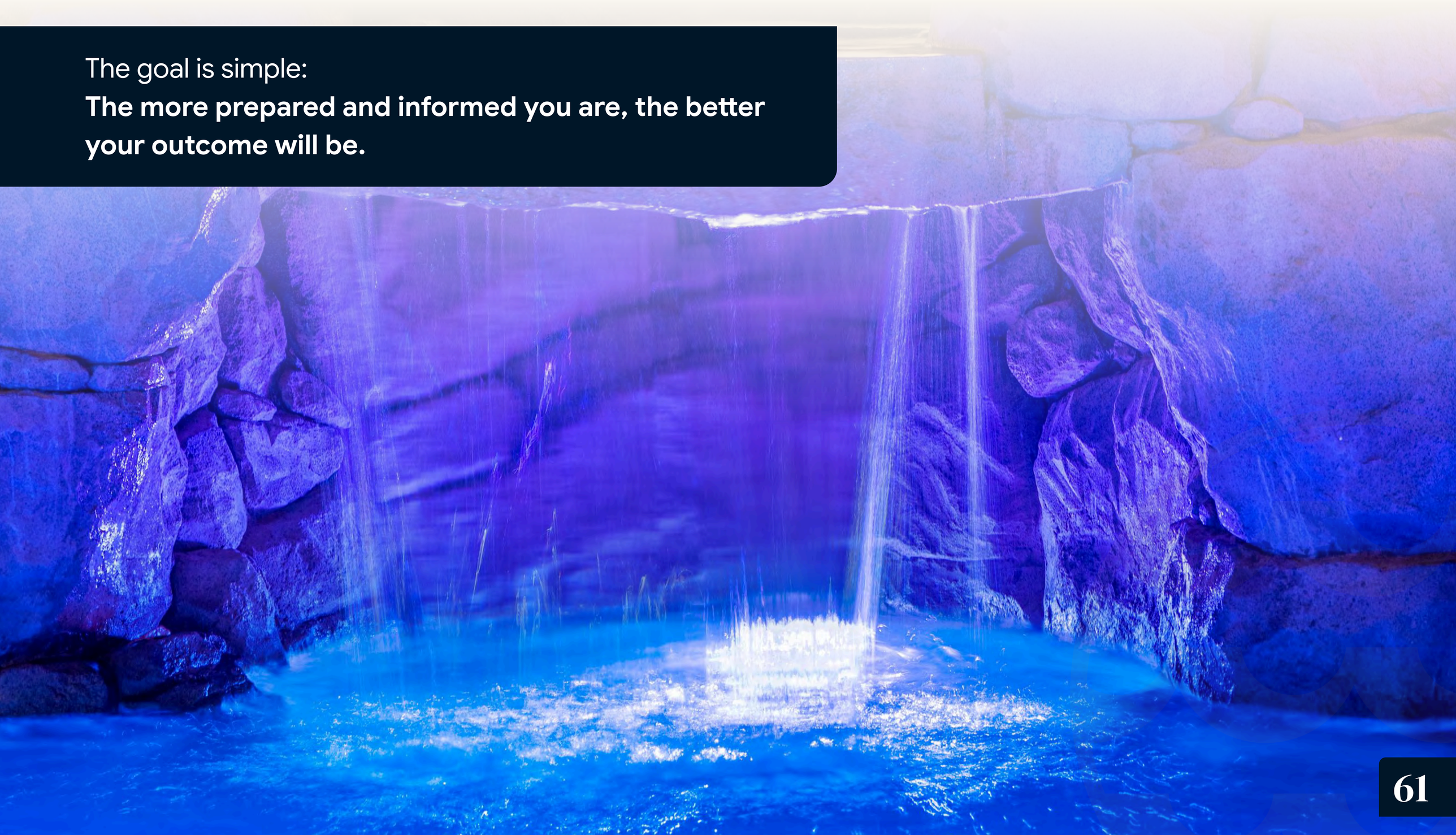
As you move through these steps, you may:

- watch short videos
- review planning materials
- complete simple questionnaires
- participate in the process

In return, you earn:

- better clarity
- a more efficient design process
- reduced risk of mistakes or misalignment
- and in some cases, **credits or added-value incentives tied to participation**

The goal is simple:
The more prepared and informed you are, the better your outcome will be.



The Importance Of A Structured Planning Process

A good planning process should help the homeowner do at least six things well:

define how they want to use the backyard

separate real priorities from borrowed ideas

understand key tradeoffs

evaluate the site honestly

make decisions in the right order

and know what each next step actually means

Without that structure, the process becomes reactive. The homeowner jumps from inspiration to inspiration, asks for pricing too early, gets attached to features before understanding feasibility, and interprets every variable as a surprise.

Structure does not remove flexibility.
It removes chaos.



How Clarity Early Prevents Problems Later

Clarity compounds.

- **Clear priorities improve design.**
- **Clear scope improves pricing.**
- **Clear communication improves trust.**
- **Clear sequencing improves timeline expectations.**
- **Clear expectations reduce stress when construction realities appear.**

Most homeowners underestimate how much later frustration is simply the delayed result of earlier ambiguity.

That is why learning matters.



What A Well-Designed Planning Experience Should Feel Like

It should feel like:

- **complexity is becoming manageable**
- **not everything has to be decided at once**
- **each step creates more understanding**
- **tradeoffs are being made consciously**
- **and the homeowner is gaining confidence, not pressure**

A good planning experience is not only informative. It is stabilizing.

A BETTER WAY TO PLAN YOUR PROJECT

Why The Right Process Leads To Better Outcomes—Every Time

No process can eliminate every variable.
Construction will always involve some uncertainty.

Without that structure, the process becomes reactive. The homeowner jumps from inspiration to inspiration, asks for pricing too early, gets attached to features before understanding feasibility, and interprets every variable as a surprise.

A strong process:

- **reduces avoidable errors**
- **improves communication**
- **reveals tradeoffs earlier**
- **lowers emotional volatility**
- **and helps both builder and homeowner stay aligned when things shift**

That is what homeowners are really buying when they choose a strong builder. Not just a pool, but a better path to getting one.

And that is why the proposal, while important, should never be viewed in isolation. The proposal is only as reliable as the process behind it.



SECTION 8

YOUR NEXT STEP WITHOUT PRESSURE

Move Forward When You’re Ready—With Clarity



Move Forward When You're Ready—With Clarity

If you have made it through this guide, you are already in a much stronger position than most homeowners at the beginning of this process.

You now understand that smart pool decisions do not come from urgency, random internet advice, or shallow price comparisons. They come from clarity, good questions, realistic expectations, and a process that helps you make decisions in the right order.

The next step is not to "buy."

The next step is to begin a better conversation.

When you are ready, you can schedule an initial interview. After scheduling, you will answer a few questions so your goals, space, and priorities are understood before the conversation begins. From there, you will be assigned a personal designer.

Your designer will spend about 30 minutes discussing the details of your project, your property, how you want to use the space, and what kind of outcome you are hoping to create. This is not meant to be a pressure call. It is meant to determine whether there is a strong fit and whether moving to an in-home consultation makes sense for both sides.

If both parties feel comfortable at the end of that discussion, the next step is an in-home consultation where the project can be explored in more detail. You will also be given access to an online project portal so the process becomes more interactive, more organized, and more transparent.

By this stage, Premier's Pathway to Fun system has already done something valuable: it has helped turn you from a confused shopper into an informed participant. That changes the quality of the entire experience.





Next Steps

Once you've finished reviewing this guide and feel ready to move forward, just reach out to our office and we'll help you schedule a call with one of our designers.