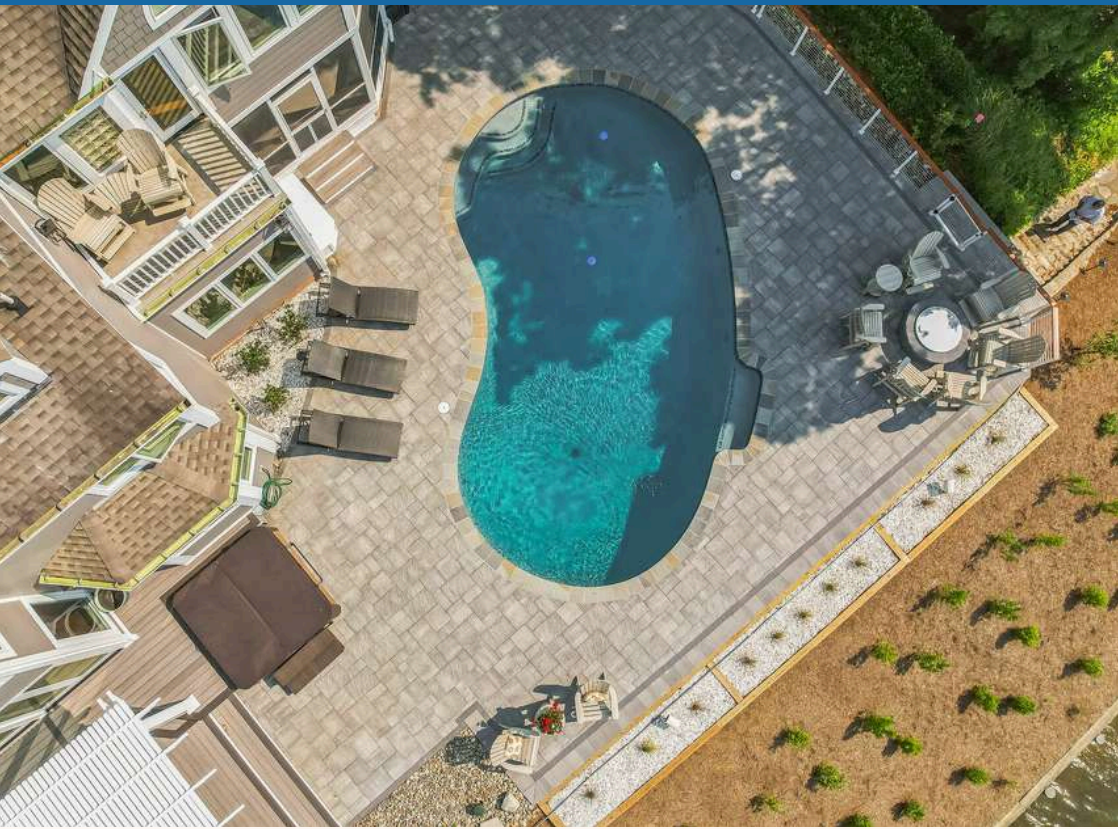


POOL RENOVATIONS

What to Expect



MEET OUR TEAM



Caleb Rowe

Project Manager

Caleb Rowe has been with Goudy Pools since 2017 after graduating from UMD with a degree in Business Management and Leadership Studies.

Playing Quarterback for the Terps taught Caleb to anticipate, plan ahead, and work as a team.

Now he calls plays for Team Goudy every week, including when our renovation projects throw us surprises.

Caleb lives in Annapolis with his wife and two little future Terps.

410-991-2221



Armando Hernandez

Project Manager

Armando Hernandez earned his degree in architecture in Mexico before moving to the US to work on swimming pool projects full time. He is a Certified Builder Professional through PHTA.

His creative solutions and positive attitude mean no problem is too difficult. His attention to details on site and communication throughout projects makes construction a fun and enjoyable process for clients.

Armando lives on Kent Island with his wife and likes to spend spend his free time outside with his two adorable children.

410-507-3329



Aly Goudy

Project Manager

Aly Goudy has been working in and on pools since age 14, starting as a community pool gate guard.

Aly has been a lifeguard, a pool manager, coached swimming, and has grown the Goudy Pools service and construction business with her husband Chet since 2005.

She now spends most of her time perfecting the Goudy Construction Team procedures, and making sure clients are impressed.

In her free time she loves reading, and volunteers for her kids' summer league swim team.

410-432-2152

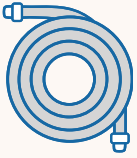
SIGN CONTRACT



Materials Selection



Planning and Preconstruction



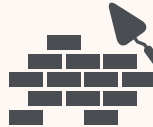
Draining the Pool



Demolition



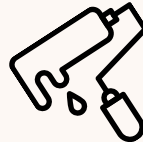
Plumbing and Electric



Masonry



Fittings, Fixtures, Equipment



Bond Kote

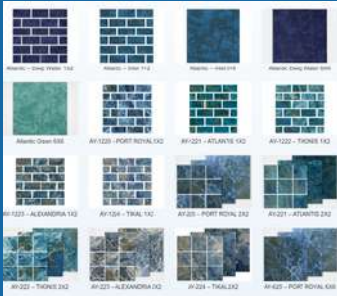


Plaster and Pool Fill



Startup

PLANNING AND PRECONSTRUCTION



- Review the scope of work and contract specifications to ensure we are including all the details you want to address during the project.
- Select materials for the project, including tile, coping, plaster, caulk, hardscape materials, and any equipment needed.
- If you are in the **critical area** or **buffer** and your hardscape will be replaced you likely need a grading permit. We will apply for you. You will need to provide us with a PLAT of your property.
- Tile, Coping, and Plaster on existing pools do not require permits.

TILE
COPING
SURFACE
EQUIPMENT
NATURAL
STONE
VENEER
PAVERS



TILE and SURFACES

Come to our showroom:
1244 Ritchie Hwy Unit 19, Arnold
(Call ahead for Aly)

COPING and PAVERS

We have some in our showroom, or try:

www.maiselblock.com

16 8th Avenue NW, Glen Burnie, MD 21061

www.thestonestore.com

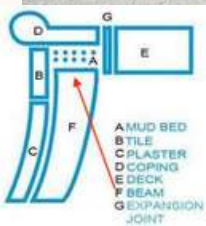
7535 Railroad Avenue Harmans, MD 21077



- **Before any work can begin, the pool needs to be drained completely. This ensures a clear workspace and allows for thorough inspection of the pool's structure and condition.**
- **We will do this for you with either a gas or electric pump.**
- **The water will be drained on your property, and this can be done slowly, or quickly, depending on where the best place is to put it.**
- **If you have a small lot, no storm drains, or if you are at a lower elevation than your neighbors, please talk to Caleb or Armando about the best place to put the water.**

DEMOLITION

Once drained, the next step involves removing the existing tile and coping around the edge of the pool. The existing coping is laid on mortar which is likely cracked and crumbled, which is then chipped off to clean the beam.



SURPRISE FACTOR!

When moisture penetrates the pool beam (under coping, behind the tile) for many years, and repeatedly freezes and thaws during our 28-35 degree Maryland winters, the top of the pool beam (shell) itself can crumble or crack. In the pool business we call this **beam rot**.

Small sections of beam repairs up to a few inches can be easily dealt with, but deeper damage can require steel pins or even forms to secure and pour concrete back to rebuild the beam. This “beam damage” is usually not uncovered until the coping and tile have been removed.

These surprise repairs can range from a few hundred to a few thousand dollars. Generally if your pool has been professionally winterized, you have a secure caulk joint, and you make repairs in a timely manner these problems can be minimized.

Pools that have been neglected where water level sits at the tile line for multiple winters without pool maintenance are more susceptible to damage.

PLUMBING AND ELECTRIC



Some renovations include replacing skimmers, plumbing, and light conduit under the deck.

This is very messy! If this is part of your project **expect mud...**

Removing the deck also allows us to re-bond the shell of the pool for electrical safety.



MASONRY



Installing tile and coping is fairly quick, usually taking about two days.

If stone veneer is replaced that will add to the schedule, and especially if it is custom cut to your features.



Cutting coping, especially natural stone can be very **dusty**. We recommend you keep windows closed, and cover or remove any fabric furniture.



Coping is cut by hand, so expect texture irregularity or possibly chips on the joints. Remember- this is an outdoor feature of your home, and concrete products and natural stone do not have the uniformity of custom molded plastics or other products used indoors.



FITTINGS, FIXTURES, EQUIPMENT

This phase might include:

- Wall fittings can be replaced with white plaster, or grey for exposed aggregate colors
- In wall stairs can be replaced with white or grey
- Floor returns
- Light fixtures
- Pop up cleaner heads
- Wall suction covers
- Main drain covers
- Remove additional unused fittings.



Part of getting ready for plaster includes replacing fittings and fixtures, and replacing any equipment that is part of the planned improvements.



BOND KOTE

What is bond kote?

Bond kote is a super polymer-modified one-part cementitious coating. It mechanically bonds new plaster over existing plaster or concrete finishes.



SURPRISE FACTOR!

Plaster sticks to the concrete surface of your pool, or to a bond kote layer between multiple layers of plaster surfaces. This does not always work perfectly, or forever, and so frequently there are small areas of old plaster that have **delaminated** and must be removed before replastering.

In some cases, larger areas, or even the entire surface of the pool could need to be removed prior to replastering the pool. This is less common, but unfortunately usually cannot be predicted prior to draining the pool.

If you see larger cracks in the surface, or if you have had chunks of plaster separate completely from the shell this could be a sign of a bigger problem. Removing a layer of plaster in average sized pools could range from \$4,500-\$7,000.



PLASTER

Plaster and exposed aggregates are installed by hand. Its a very labor intensive process, but only takes a few hours.

Please leave your driveway clear to provide access for the big truck.



Exposed aggregates take longer to install, and is messier.

As the “cream” is rinsed off the aggregate, it is pumped into a temporary holding box on your property. **This box will stay for 24-48 hours until it dries**, so that it can harden before it can be removed.

Please make sure your hose is working well before the truck arrives- we will use your water!

Plaster has **variation** because it is a hand applied cement product. This is not a defect.



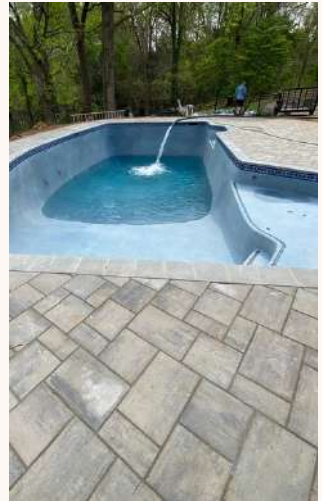
Pool Fill

- Pools with new plaster need to be filled within 24-36 hours.
- The pool fill **MUST** be continuous. Do not stop the water until it reaches the tile line. You must keep the hose running in between water trucks.



We will arrange for the timing for water. YOU are responsible to pay for the cost of the pool fill.

If you are on public water you may have the option to use your hose overnight, and then have the truck come the next morning, however, the faster the pool is full the better.



NEW PLASTER CARE

Your Responsibilities:

Starting the day the pool is started up:

Brush the pool twice per day every day for 14 days

- Morning and evening
- The entire surface
- Stairs and benches included
- Toward the main drain is best- to filter out the dust

Starting on Day 2: Test pH and acid demand once per day

Add Muriatic Acid when needed

Why can't I use my heater, cleaner, or salt system for 30 days?

Your heater has small metal piping, and hot water will cause the plaster dust you see in the pool to stick to that metal, damaging your heater elements. The restrictions on the heater use is to protect the heater itself, not to protect the plaster.

Your plaster is still curing for the first month, and has not hardened completely. A vacuum or pressure cleaner could leave marks on the bottom of the pool.

Your salt system, while creating chlorine, does create a rise in pH, and the addition of salt will also significantly affect the LSI (Langelier Saturation Index) interfering with the curing process. For white plaster pools we recommend you wait at least 30 days, preferably 60 to add salt to the pool. For exposed aggregate surfaces we recommend longer, ideally holding off on the addition of salt until the following pool season.



**When Can I swim?
You can swim as soon as there is chlorine in the pool (day 3).**

Bare feet only!

How long will it take to complete my pool renovation?

- A simple replacement of tile, coping, and resurfacing should take about 14-20 days start to finish.
- Extras like replacing skimmers, beam repairs or hollow plaster, or additional plumbing or equipment work could add 3-5 days.
- A full renovation including hardscaping could take 4-6 weeks.



**During your project- feel free to Call or Text
Caleb Rowe: 410-991-2221 or Armando Hernandez: 410-507-3329**

