

Arizona Pool Installation Planning Checklist

Work top to bottom. Everything above the contract stage is cheaper to decide on paper than in the field. This is a planning tool, not a quote or an approval; your municipality, HOA, insurer, engineer and signed scope control the final requirements for your project.

STEP 1 — DECIDE HOW YOU WILL USE THE POOL

- ☐ Who swims, how often, and at what times of day.
- ☐ Spa, tanning ledge, swim lane, water features — decided, not assumed.
- ☐ Shade needs and where people will actually sit.
- ☐ Children, pets, and older adults using the space.
- ☐ Entertaining size on a typical day and a busy day.

STEP 2 — SURVEY THE SITE BEFORE YOU DESIGN

- ☐ Lot lines, setbacks, and recorded easements.
- ☐ Overhead and underground utilities; plan Arizona 811 locating before excavation.
- ☐ Narrowest access point measured in inches, plus gate and wall removal needs.
- ☐ Where water sits and where it leaves the property after a storm.
- ☐ Known soil conditions — caliche, hardpan, rock, or fill.
- ☐ Existing slab, post-tension areas, irrigation, and low-voltage lines.

STEP 3 — DESIGN THE POOL WITH THE REST OF THE YARD

- ☐ Deck size and material selected for summer surface heat and traffic.
- ☐ Equipment location, noise, service access, and screening.
- ☐ Barrier and gate layout drawn on the plan, not added later.
- ☐ Lighting, shade structures, turf, and planting shown together.
- ☐ Sleeves for future electrical, gas, and irrigation runs.

STEP 4 — BUDGET THE COMPLETE SCOPE

- ☐ Pool shell, finish, tile, coping, and start-up.
- ☐ Decking, drainage, and restoration of anything removed.
- ☐ Electrical, bonding, gas, and automation.
- ☐ Barrier, gates, and hardware.
- ☐ Permit and plan review fees; HOA submittal.
- ☐ A contingency for excavation conditions you cannot see yet.
- ☐ Ongoing operating costs — chemicals, electricity, water, service.

STEP 5 — VERIFY AND COMPARE CONTRACTORS

- ☐ Confirm the ROC license number, classification, and current status.
- ☐ Confirm liability and workers' compensation coverage in writing.
- ☐ Ask who performs excavation, shell, and finish work — crew or subcontractor.
- ☐ Collect two or three bids priced against the same written scope.
- ☐ Read exclusions and allowances line by line, not the bottom-line number.
- ☐ Ask what triggers a change order and how it is priced.

STEP 6 — READ THE CONTRACT BEFORE YOU SIGN

- ☐ Complete scope with sizes, materials, and model numbers where possible.
- ☐ Payment schedule tied to milestones you can see on site.
- ☐ Written schedule expectations and how weather delays are handled.
- ☐ Warranty terms for shell, finish, equipment, and workmanship, with exclusions.
- ☐ Who pulls permits and who schedules inspections.
- ☐ Site protection, debris removal, and final clean-up responsibilities.

STEP 7 — PERMITS, HOA, AND BARRIER REQUIREMENTS

- ☐ Confirm required permits and inspection points with your city or county.
- ☐ Submit HOA architectural review early; note approval timelines.
- ☐ Confirm pool barrier and gate requirements with the authority having jurisdiction.
- ☐ Confirm any insurer requirements tied to a pool on the property.
- ☐ Keep every approval and stamped plan in one folder.

STEP 8 — TRACK THE BUILD

- ☐ Layout and excavation complete; spoil hauled off.
- ☐ Steel placed per the engineered plan.
- ☐ Plumbing and electrical rough-in, bonding, and inspection passed.
- ☐ Shotcrete or gunite shell placed and cured.
- ☐ Tile, coping, and masonry complete.
- ☐ Decking and surrounding hardscape complete.
- ☐ Equipment set, automation and lighting connected.
- ☐ Interior finish, fill, and start-up procedure followed.
- ☐ Barrier and gates installed; final inspection passed.

STEP 9 — COLLECT AT HANDOVER

- ☐ As-built drawings showing plumbing, electrical, and equipment routing.
- ☐ Equipment manuals with make, model, and serial numbers recorded.
- ☐ Warranty documents for shell, finish, tile, deck, and each component.
- ☐ Permit records and inspection sign-offs.
- ☐ Gate hardware adjustment instructions.
- ☐ A written maintenance plan matched to the equipment installed.

STEP 10 — FIRST SEASON OWNERSHIP

- ☐ Water chemistry routine set for hard water and summer heat.
- ☐ Filter cleaning and pump schedule written down.
- ☐ Monsoon plan for debris, runoff, and power outages.
- ☐ Warranty registration submitted for each piece of equipment.
- ☐ Barrier and gate self-latch checked on a set schedule.

No fence, gate, or barrier replaces active adult supervision. Designate an undistracted adult Water Watcher whenever children are in or near water.

Free, no email required. Full guide: aeoutdoorliving.com/guides/pool-installation-guide-arizona