FREE BUYER TOOL

Pool Builder Bid Scorecard

Seven questions and three paperwork checks to ask every Tulsa pool builder before you sign.

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How to use it: Ask each builder every question below. Tick Good when the answer is specific and in writing. Tick Unclear when it is vague, then ask again. A vague answer after two tries is your answer.

QUESTION TO ASK	BID A	BID B	BID C
Builder name and total price			
1 What goes under the pool, and what goes around it? **Good:** A named material and a number, such as compacted stone and a tonnage **Red flag:** Sand, or the dirt we dug out	☐ Good ☐ Unclear	☐ Good ☐ Unclear	☐ Good ☐ Unclear
2 How do you handle groundwater under the pool? **Good:** A relief pipe they can point to, plus stone that drains **Red flag:** We have never had a problem with that	☐ Good ☐ Unclear	☐ Good ☐ Unclear	☐ Good ☐ Unclear
3 What is the pool made of, and what does the warranty cover? **Good:** A named material and written terms that split structure from surface **Red flag:** Lifetime warranty, with no paperwork	☐ Good ☐ Unclear	☐ Good ☐ Unclear	☐ Good ☐ Unclear
4 What can change this price after I sign? **Good:** A short list with buried rock near the top, shown to you first **Red flag:** A long list of maybes, or nothing ever changes	☐ Good ☐ Unclear	☐ Good ☐ Unclear	☐ Good ☐ Unclear
5 Who pulls the permits, and who calls for the utility locate? **Good:** The builder handles both and knows your city's timing **Red flag:** Anything that puts either one on you	☐ Good ☐ Unclear	☐ Good ☐ Unclear	☐ Good ☐ Unclear
6 What equipment are you installing, and what size pump? **Good:** Brands, models, and horsepower in writing, plus running cost **Red flag:** A standard equipment package with no brands	☐ Good ☐ Unclear	☐ Good ☐ Unclear	☐ Good ☐ Unclear
7 How will I know what is happening, and who do I call? **Good:** Updates at every phase and one name with a direct number **Red flag:** Just call the office	☐ Good ☐ Unclear	☐ Good ☐ Unclear	☐ Good ☐ Unclear
PAPERWORK CHECKS			
8 Can I see your certificate of insurance? **Good:** A current certificate you can confirm with the insurer **Red flag:** A promise with no paper	☐ Good ☐ Unclear	☐ Good ☐ Unclear	☐ Good ☐ Unclear
9 How do your payments line up with the work? **Good:** Payments tied to visible work, final payment held to the end **Red flag:** Most of the money up front	☐ Good ☐ Unclear	☐ Good ☐ Unclear	☐ Good ☐ Unclear
10 What is my start date, and how long will the build take? **Good:** Both dates written into the contract **Red flag:** We will get to you when we can	☐ Good ☐ Unclear	☐ Good ☐ Unclear	☐ Good ☐ Unclear
Total Good answers (out of 10)	/ 10	/ 10	/ 10

NOTES AND FOLLOW-UP QUESTIONS