

# Pool Screen Enclosures

## Buyers Guide



**FLORIDA POOL ENCLOSURES, INC**

*Committed to Your Satisfaction*





## Pool Screen Enclosure Buyers Guide

The goal of this guide from Florida Pool Enclosures is to prepare you for building a pool screen enclosure. Throughout our 25 years in business, we've met many homeowners who don't know where to start when it comes to installing a screen enclosure. Therefore, we would like to take the time to walk you through the pool screen enclosure process — from the survey and design process, to the permitting and Homeowners Association (HOA) concerns, to the final installation. This guide will help you be an informed buyer, and will assist you in creating the perfect screen patio or pool enclosure for your home.



## Benefits of Building a Pool Enclosure?

There are many reasons you might be considering a pool enclosure from Florida Pool Enclosures. Perhaps your home had a pool installed when you bought it — but no pool enclosure. Maybe lately you have noticed that many homes in your neighborhood have installed a pool enclosure and you're wondering: what's the difference?

Central Florida residents know that the year-round sunshine and heat comes with its downsides: like pests, insects, storms, and harmful UV rays. These natural occurrences can detract from the enjoyment of your swimming pool or patio area, and a screen enclosure helps ensure your outdoor living space is enjoyable year-round.



# BENEFITS OF BUILDING A POOL SCREEN ENCLOSURE

## 1. Keep the Summer Heat at a Minimum

It should come as no surprise that The Sunshine State has an abundance of sunshine and high temperatures. With a screen enclosure, excessive heat and up to 70% of UV rays are kept out of your pool or patio area — making your pool area safer and more comfortable for you, your family, and your guests.

## 2. Boost Your Home's Value

In a study conducted by Redfin, homes with pools almost always sold at-or-higher-than the asking price — but pools without enclosures might not have that same ability. Screened patios have a similar effect, and it's safe to say that screen rooms and screened pool enclosures are a great way to improve your home's resale value. In addition to protecting you and your family, screen enclosures also:

- Add to the home's overall outdoor living space
- Enhance the visual appeal of the property.



## 3. Make Sure the “Wild Side” Stays on the Outside

Humidity and heat contribute to Florida's tropical feel, which makes an ideal environment for pests and wildlife. By installing an enclosure around your pool or patio, you're ensuring that frogs, lizards, opossums, and snakes are kept out of your outdoor living space. Further, a screen enclosure provides a last line of defense against flies, wasps, and mosquitoes — which are not only annoying but also potentially dangerous.

# BENEFITS OF BUILDING A POOL SCREEN ENCLOSURE

## 4. Reduce Pool Maintenance and Energy Costs

Pools can be a significant investment, which is largely due to hefty maintenance and energy costs associated with keeping the pool in working order. Repeatedly buying cleaning chemicals, paying to have the pool professionally cleaned, and heating the pool can add up — and a screen enclosure can dramatically cut down on the above expenses. Screen enclosures act as barriers from leaves, twigs, dead insects, and other debris, and also help to keep the pool from losing heat during the cooler months.

## 5. Made from Resilient, High-Quality Materials

Screen enclosures from Florida Pool Enclosures are built to local and state codes using the highest-quality materials. This means that the enclosure is built to withstand storm-force winds, and will require less overall maintenance — so you can spend more time enjoying your pool and less time maintaining it!



# BREAKDOWN OF BUILDING A SCREEN ENCLOSURE

## **Determine Your Budget**

There are many factors that determine the cost of building a pool screen enclosure, and it is important to start your pool enclosure search with your budget in mind. Florida Pool Enclosures can provide you with a number of options for pool enclosures, and will work with you to ensure your custom enclosure accommodates your needs and fits your budget. Note: a pool enclosure adds value to your home in many ways, so keep that in mind when deciding your budget.

## **Choose Your Style**

While pool enclosures may largely serve the same purpose, not every style of enclosure will provide the same level of structural integrity and protection from the elements. While this is important to many homeowners, most will opt for the style of pool enclosure that best complements the home's architectural style. Florida Pool Enclosures offers several design styles, and will help you choose the style that best suits your needs.

## **Demand the Best — Don't Settle for Less**

Florida Pool Enclosures uses only the highest-quality materials for all screen enclosures, ensuring that each enclosure looks impeccable and is built to last. Enclosures from other pool enclosure companies using inferior materials may look great for a short period of time, but in the long run the enclosure will not hold up nearly as well.

## **Trust the Experts at Florida Pool Enclosures**

Choosing the right pool enclosure contractor is a crucial step in the pool enclosure installation process, as an experienced and knowledgeable contractor can ultimately save you time and money down the road. By opting for the trustworthy contractors at Florida Pool Enclosures, you are ensuring that you end up with the right product for your needs — and a product that you can enjoy for many years to come.



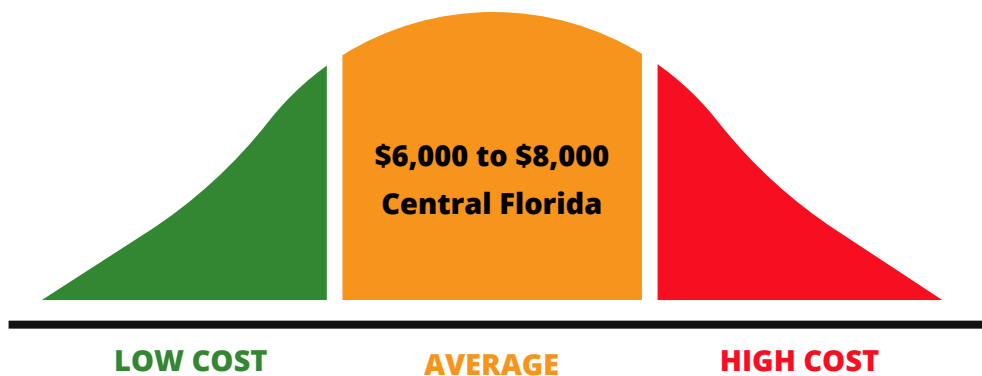
# FACTORS IN DETERMINING THE COST

As with any custom product, there are high-ends and low-ends to pool enclosure costs. The goal in providing potential buyers with a pool screen enclosure cost analysis is to help you determine what factors will have an impact on the type of pool enclosure you choose. Rest assured that whichever enclosure you choose from Florida Pool Enclosures will be built to the highest standards.



# FACTORS IN DETERMINING THE COST

The average cost of a pool screen enclosure — including design and materials — in Central Florida is between \$6,000 and \$8,000. This price is based on an 800 sq ft pool deck with a dome roof, and includes materials. This cost may fluctuate depending on custom designs, the size of the coverage space, or the terrain.



When you receive an estimate for your screen enclosure, the estimate will be broken down by labour and material costs — and will also include taxes and inspection fees required by the city and local building department. Some other common expenses include:

When you receive an estimate for your screen enclosure, the estimate will be broken down by labour and material costs — and will also include taxes and inspection fees required by the city and local building department. Some other common expenses include:

- Debris removal
- Material/equipment delivery
- Site preparation
- General contractor fees
- Supply and material sales tax



# TYPES OF ROOF STYLES YOUR POOL ENCLOSURE



## **Dome Roof**

One of the most common choices for pool and patio enclosures, the dome roof forms an open-air arch. The soft slope of the sides create a feeling of openness, making it a popular choice for homes in need of a little extra square footage and curb appeal. In addition to being architecturally striking, the dome roof pool enclosure is also more resistant to winds.



# TYPES OF ROOF STYLES YOUR POOL ENCLOSURE

## **Gable Roof**

A gable roof enclosure has two sloping sides that meet at the top in a triangle shape. Many Central Florida homeowners choose this roof shape because it mirrors the shape of the home, and can also stand alone to surround a pool or attach to an open patio. Gable-style screen enclosures can also be two-stories — accommodating a wide array of needs of preferences.





# TYPES OF ROOF STYLES YOUR POOL ENCLOSURE



## **Mansard Roof**

The most popular style of screen enclosure for swimming pool owners, a mansard roof is flat at the top-center with a gradual slope toward the sides. One variation of the mansard roof, the hip roof, has similarly-sloping sides but a pointed top as opposed to a flat one. Both a mansard roof and a hip roof make the screen enclosure look taller and feel more spacious.

# TOP QUESTIONS TO ASK DURING A POOL INCLOSURE CONSULTATION

- **“Do you have experience with projects like mine?”**

An experienced contractor has handled all kinds of pool enclosure installation projects. With experience comes a partner who will help you avoid common pitfalls. We have the expertise to handle projects of all sizes, shapes and varieties. As to see examples of comparable projects similar to what you want.

- **“Are you insured and licensed?”**

Florida welcomes lots of transplants from other places. This is good for our economy, but it's not always good for business. Make sure your pool enclosure contractor is fully licensed and insured. As a family-owned and -operated company, we make excellence a priority. Everything we build meets or exceeds the applicable Florida building codes. Who will take care of any permits? Dulando handles all necessary permitting. We can even help you get approval from your homeowner's association.

- **“Do you have a guarantee for your work?”**

Florida Pool Enclosures stands behind our projects, and aims to produce custom designs that homeowners can enjoy for decades. To do this, we rely on the highest-quality materials and expert craftsmanship to execute our award-winning designs.

- **“How long will it take to build my pool enclosure?”**

While we know that many homeowners want to enjoy the benefits of their screen enclosures immediately, there are many factors that can influence a timeline — and our top-notch craftsmanship is efficient, but never rushed. With the permitting process and the case-by-case complexity, a screen enclosure from Florida Pool Enclosures takes between three and six weeks from start to finish.

- **“Can a pool enclosure withstand bad weather and storm-force winds?”**

Anyone who has spent a summer in Central Florida knows that afternoon storms can be destructive. Fortunately, enclosures from Florida Pool Enclosures are built according to local code and can withstand winds between 130 and 150 mph. Even hurricane-force winds can't take down one of our enclosures.



# PREPARING YOUR BACKYARD FOR POOL ENCLOSURE INSTALLATION

After learning about the virtually-endless benefits of a screen enclosure, you're ready to begin the process of getting an enclosure of your own. Where do you start? Preparing your backyard for your pool enclosure installation. While this process will take a little time and effort, it is fairly easy to do! Follow these five steps for success.

## **1. Consult with a Screen Enclosure Professional**

Safety should always be a priority, and it's important that you do your part to protect the people around you, your pets and your property. Notify your household and your neighbors about your new pool enclosure installation project and provide them with the information they need to stay safe. Make plans to keep small children and pets away from the work area during the installation. Move furnishings and breakables to a secure place outside of the construction zone. Construction is messy work, so you may want to consider

## **1. Choose the Right Time**

Installing a screen enclosure takes time, and opting for an enclosure means resigning your backyard to being a construction zone for a while. For this reason: be sure not to schedule your installation for the weekend of your niece's birthday pool party or a patio dinner party you've been planning for months.

## **1. Clear the Way**

Your installer will need room to work, so clear the way by:

- Clearing the work area of lawn decorations and patio furniture
- Trimming back any obstructive landscaping
- Ensuring that power outlets are accessible
- Setting security systems to allow entry to your property

# PREPARING YOUR BACKYARD FOR POOL ENCLOSURE INSTALLATION

## 4. Protect People, Pets, and Property.

Safety is a priority, and it is crucial that you do your part to keep people, pets, and property safe during the screen enclosure installation process. Keep your household and neighbors in the know, and provide them with the information they need to stay safe. Plan to keep children and pets away from the work area during the installation, and move furniture and breakable items away from the construction zone.

## 5. Communicate Effectively

Almost any issue can be solved with proper communication, so be sure to keep in touch with Florida Pool Enclosures through the installation process. Even something as simple as being accessible in the event of an unexpected occurrence can make the installation process smoother.





# HOW LONG DOES IT TAKE TO BUILD A POOL ENCLOSURE

While there are many factors that can influence a project's timeline, we can analyze each step in the screen enclosure building process to get a sense of what to expect — and how long it might take to complete a project. There are three steps in particular which can lengthen a project's completion time.

## **1. Getting HOA Approval**

Those living in a community with a Homeowners Association (HOA) may be required to obtain proper approval before installing a screen enclosure. Florida Pool Enclosures will help you with all the necessary paperwork, but how long approval will take depends on the HOA. Our advice: ask your HOA about their approval process in advance to know what to expect!

## **2. Navigating Around Landscaping**

Existing landscaping beds in close proximity to the pool or patio area may interfere with the construction of your screen enclosure, as will sprinkler heads or irrigation systems. To preserve your landscaping and prevent any damage to your irrigation system, it is wise to contact your landscaping company to have them properly relocated/protected.

## **3. Securing Proper Permitting**

Florida Pool Enclosures will assist in getting proper permits for your new screen enclosure, but we have no control over the permitting process. There are many variables that can influence processing time — including the county you live in and the number of permit requests that are being submitted — and the process can take up to a month in some cases. For many homeowners this is the lengthiest step in the process, but good things come to those who wait.

### STEER CLEAR

Some homeowners may have a difficult time finding the right screen enclosure installation company, so we've put together a list of red flags to keep an eye out for — which may save you time, money, and frustration in the future.

#### **Look for Proper Licensing and Insurance**

While unlicensed contractors may try and sweeten the deal with reduced rates and quick turnaround times, the risk is never worth it. Florida Pool Enclosures is fully-licensed, and with dealing with any other installation company: be sure to verify their licensure using the Florida Department of Business and Professional Regulation (DBPR) database.

#### **Beware Pressure to Sign**

A good contractor will accept a signed contract on your time — and if a screen enclosure contractor is rushing you into signing a contract, there's a possibility they might not be trustworthy.

#### **Look Out for “Low Prices”**

Contractors who boast a “low” price relative to their competitors may be trying to compensate for a low-quality product. An honest contractor offers competitive prices for high-quality results, and will never try to lure you into business by dramatically undercutting the market.

#### **Look for Missing Details**

A reputable screen enclosure installer like Florida Pool Enclosures should be able to provide you with a detailed contract covering:

- The exact screen enclosure cost
- Warrantied items
- An agreed-upon set of plans and outline
- A copy of the installer's insurance and license

If the installer can't provide these details, there could be something they are hiding — so steer clear!



## BUYER'S GUIDE BONUS:

### ENJOY YOUR NEW SCREEN ENCLOSURE!

After your screen enclosure from Florida Pool Enclosures is installed, it's yours to enjoy with family and friends year-round! Your outdoor space is an extension of your home, and can be an inviting and relaxing space for your family and guests.

Florida Pool Enclosures has proudly served Central Florida since 1996, and the countless clients we have helped will gladly sing our praises. We're more than happy to provide you with demonstrations of our past projects.



# QUALITY POOL ENCLOSURES AT A FAIR PRICE

With over 25 years of award-winning design and installation experience, Florida Pool Enclosures is committed to client satisfaction and delivers top-quality work on every screen enclosure project.

### Top 3 Things You Should Know About Florida Pool Enclosures

- Our team of expert designers, fabricators, and installers collaborate to deliver the best-possible finished product
- Exceptional customer service sets us apart, and your satisfaction is our #1 goal
- We're glad to answer any questions and tend to any needs you have during the design and installation process

### Reasons to Choose Florida Pool Enclosures

Our professional and knowledgeable team is committed to your satisfaction, and our goal is to make your outdoor living dreams come true.

- We are fully-licensed and insured for your peace of mind
- Our builds always meet building codes and regulations
- We handle permitting and can help with the HOA process
- Florida Pool Enclosures manufacturer to your specifications
- We take on jobs of all sizes

**We hope that this buyer's guide has provided you with the information you need to make an informed decision about adding a screen enclosure to your home — but if you have any questions, the experts at Florida Pool Enclosures are glad to help!**

**Call us today at (407) 260-2800 for a free estimate!**