



# Before You Start

- Pool contractors usually assume that normal ground conditions exist. If the contractor encounters caliche, expansive soil, or large rocks, removal charges may apply.
- Local regulations may mandate fencing or walls surrounding backyard pools. Contact the building department in your jurisdiction for specific details. It is always wise to spend a few extra dollars to install safety features. Costs should be included in the contract.
- Pool construction most likely will disturb existing landscaping and grading. Ensure the original grading is restored to maintain proper drainage.
- The pumps, heaters, and lights to run your pool may overtax your home's existing electrical capacity. If necessary, a service upgrade, additional or relocated service panels, or larger meter will add to the cost, as will the additional electricity consumption each month.

# The Recovery Fund

Nevada's Residential Recovery Fund is available to Nevada homeowners for damage incurred during construction, remodeling, repair or improvement to owner-occupied single family residences. The work must have been performed under contract with a Nevada licensed contractor.

The Recovery Fund is administered by the Nevada State Contractors Board and is supported by assessments paid by all licensed contractors and sub-contractors who perform residential construction.

The Residential Recovery Fund may cover up to \$40,000 in damages, however it is a measure of last resort and may not cover all costs of damages to your dwelling.



# About the Board

The Nevada State Contractors Board (NSCB) governs contractor licensing for the State's construction industry. Contact us for information you need about a contractor's license and bond.

The Board also has important consumer information and complaint forms that can be downloaded or sent to you by calling one of the Board's offices.

Get information from NSCB before:

- ¢ Hiring a contractor
- ¢ Signing a contract
- ¢ Paying for work and repairs

Visit our website to learn more about the Residential Recovery Fund.



[www.nscb.nv.gov](http://www.nscb.nv.gov)  

Southern Nevada  
8400 W. Sunset Rd.  
Ste. 150  
Las Vegas, NV 89113  
702-486-1100  
Fax: 702-486-1190

Northern Nevada  
5390 Kietzke Lane  
Suite 102  
Reno, NV 89511  
775-688-1141  
Fax: 775-688-1271

If you believe the contractor you hired has performed substandard work, you may file a complaint with NSCB. Complaint forms can be downloaded from our website at: [www.nscb.nv.gov](http://www.nscb.nv.gov) or obtained at one of our offices.



# Taking the Plunge: Contracting for a Pool or Spa



**Measure up...use licensed contractors.**



# Your Rights When Hiring a Pool Contractor

State law requires that anyone contracting to construct a residential swimming pool or spa be properly licensed by the Nevada State Contractors Board. You can verify your contractor's license and the licenses of all subcontractors are valid by calling the Board or heading online to [www.nscb.nv.gov](http://www.nscb.nv.gov). An "active" license demonstrates the contractor is in good standing, is experienced in pool construction, including supervision of the building of a pool, and that the contractor has demonstrated financial responsibility, has undergone a criminal background check, and possesses the required insurance and bonding.

Several state laws are in place to protect homeowners:

- You have the right to cancel your contract within three business days of signing. Information of this right and a notice of cancellation form must be included in bold type in the contract.
- You have the right to review and approve all material suppliers and subcontractors involved in the project.
- You have the right to contact the Contractors Board for interpretation of contract items or for any other assistance.

- You have the right to request a payment and performance bond.

If your contractor does not furnish a payment and performance bond, he or she is required to provide you an unconditional mechanic's lien release upon completion of and payment for each portion of the work. This lien release must be provided before the contractor can request payment for additional work.

## Additional Requirements

- Every contract is required to contain areas to document your initials indicating you have read and understood the provisions.
- Any extra work that requires additional payment must be agreed to in writing (change order).
- Your contractor must obtain all necessary permits.

- The contract must include a scale drawing of the pool or spa project showing size and dimensions, and a description of the work to be performed, the materials to be used, and the equipment to be installed.

For a comprehensive reading of all residential pool and spa contract requirements, please reference Nevada Revised Statutes 624.900 - 624.965

## NEED ASSISTANCE?

Our Pool Ombudsman is a phone call away to answer your questions!

(702) 486-1100

(775) 688-1141



# Contract Checklist

Before you sign, take time to understand all provisions of your contract. Below is a summary of key information to verify before signing your contract (*please note this is not a comprehensive listing*):

**CONTACT INFO:** Contractor's business name, address, license number and monetary limit, as well as your name and mailing address.

**DOWN PAYMENT:** Not to exceed \$1,000 or 10 percent of the total contract amount, whichever is less.

**NOTICES:** Recovery Fund; statement that work must commence within 30 days after the permit is obtained; and change order disclosures.

**DATES:** Start of construction & estimated date construction will be completed.

**LISTS:** Information on all subcontractors and suppliers working on the project.

**PAYMENT SCHEDULE:** Specific details on dollar amounts owed to the contractor as various stages of work completed. *Payments must not be in excess of 100 percent of the value of the work performed at any time.*

**DOCUMENTS:** Legible copies of all contract documents signed and a written and signed receipt for any money paid to the contractor shall be provided to the owner.