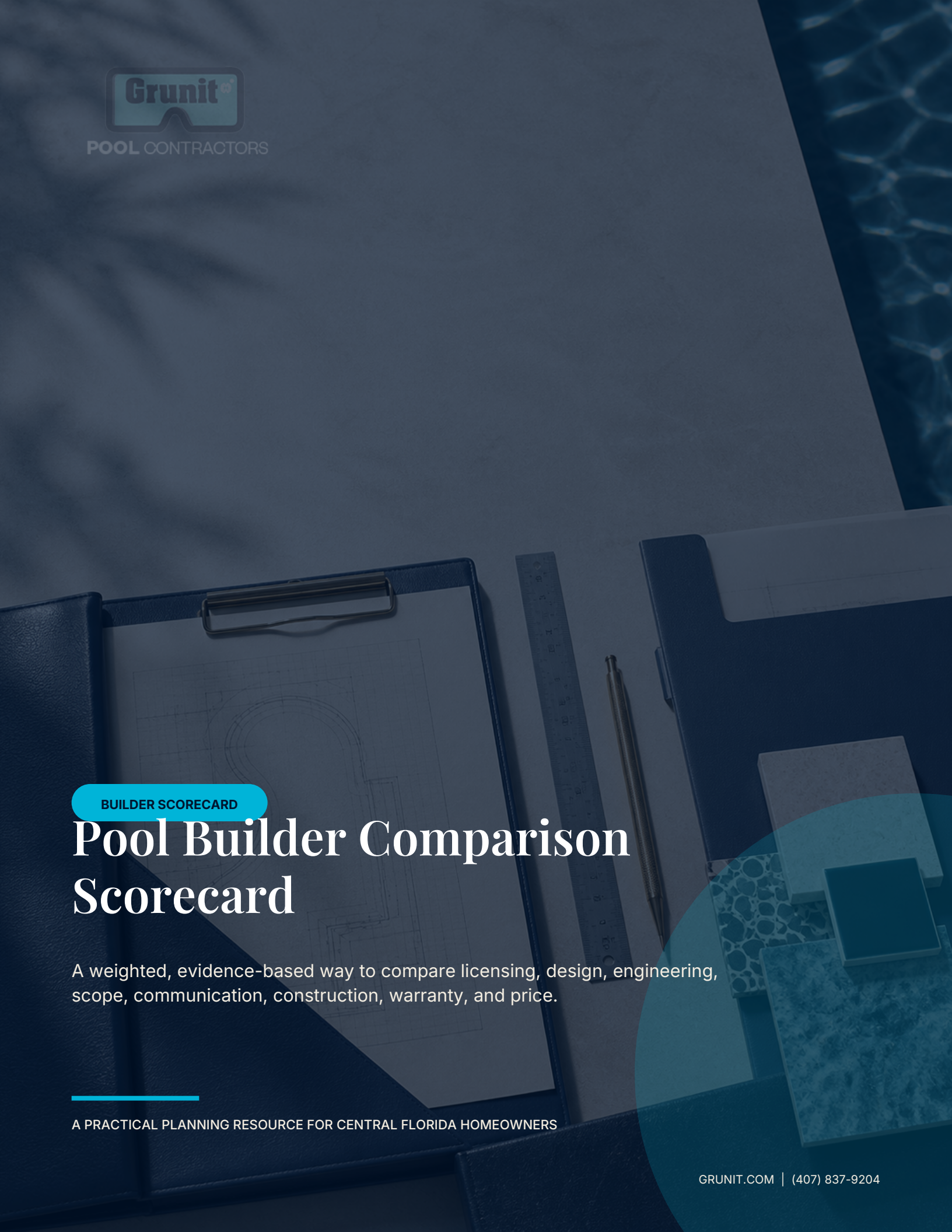


Grunit POOL CONTRACTORS

BUILDER SCORECARD

Pool Builder Comparison Scorecard

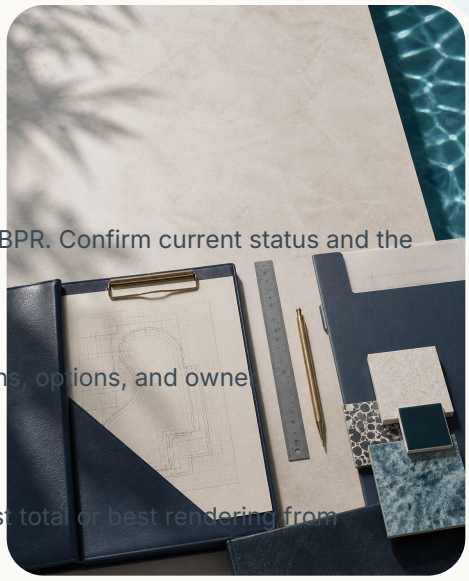
A weighted, evidence-based way to compare licensing, design, engineering, scope, communication, construction, warranty, and price.

A PRACTICAL PLANNING RESOURCE FOR CENTRAL FLORIDA HOMEOWNERS

GRUNIT.COM | (407) 837-9204

Compare evidence, not presentation style

A polished meeting is not the same as a complete plan. Score only what the builder can explain, document, show, or put in writing. Leave unknowns blank instead of guessing.



1. **Verify**
   Check the business and the individual who qualifies it through Florida DBPR. Confirm current status and the scope of the license.
2. **Normalize**
   Ask builders to price the same core scope and list allowances, exclusions, options, and owner responsibilities.
3. **Weight**
   Decide what matters before opening proposals. This prevents the lowest total or best rendering from becoming the only anchor.

Evidence request

Ask each builder for the same information before scoring.

- [ ] License number and exact contracting entity
- [ ] Insurance documentation
- [ ] Itemized scope and explicit exclusions
- [ ] Engineering and permit responsibility
- [ ] Equipment makes, models, and sizing basis
- [ ] Material specifications and allowances
- [ ] Payment schedule tied to milestones
- [ ] Change-order process
- [ ] Projected sequence and communication cadence
- [ ] Warranty terms and service process
- [ ] Recent relevant projects
- [ ] References or verified review sources

Weighted criteria

Set your weights before scoring. Use 0 for no evidence, 3 for adequate, and 5 for strong, specific evidence.

CRITERION	WEIGHT	WHAT GOOD EVIDENCE LOOKS LIKE
License and business verification	12%	Active status; business and qualifier match; appropriate pool scope
Site, design, and engineering depth	14%	Survey, drainage, access, utilities, setbacks, equipment, structure, and future work are addressed
Scope clarity	14%	Inclusions, exclusions, allowances, quantities, models, finishes, and owner tasks are easy to identify
Construction process	12%	Sequence, inspections, trade coordination, site protection, restoration, and quality checks are explained
Communication and project control	10%	Named contact, update cadence, documentation, decisions, and issue escalation are clear
Equipment and materials	10%	Selections are specified and connected to use, hydraulics, energy, care, and warranty
Warranty and post-build support	10%	Written coverage, exclusions, manufacturer registration, startup, orientation, and service pathway
Relevant proof	8%	Completed projects, inspections, references, and reviews relate to the proposed scope
Price and payment structure	10%	Total is normalized; allowances and options are visible; milestones are reasonable

Builder A scoring sheet

Score 0-5. Multiply score by weight. Write the evidence or question that supports the score.

CRITERION	SCORE	WEIGHTED	EVIDENCE / OPEN QUESTION
License and business verification			
Site, design, and engineering depth			
Scope clarity			
Construction process			
Communication and project control			
Equipment and materials			
Warranty and post-build support			
Relevant proof			
Price and payment structure			

Builder B scoring sheet

Score 0-5. Multiply score by weight. Write the evidence or question that supports the score.

CRITERION	SCORE	WEIGHTED	EVIDENCE / OPEN QUESTION
License and business verification			
Site, design, and engineering depth			
Scope clarity			
Construction process			
Communication and project control			
Equipment and materials			
Warranty and post-build support			
Relevant proof			
Price and payment structure			

Builder C scoring sheet

Score 0-5. Multiply score by weight. Write the evidence or question that supports the score.

CRITERION	SCORE	WEIGHTED	EVIDENCE / OPEN QUESTION
License and business verification			
Site, design, and engineering depth			
Scope clarity			
Construction process			
Communication and project control			
Equipment and materials			
Warranty and post-build support			
Relevant proof			
Price and payment structure			

Side-by-side total

A close total is a cue to compare the highest-weight unknowns, not to invent precision.

CRITERION	A	B	C
License and business verification			
Site, design, and engineering depth			
Scope clarity			
Construction process			
Communication and project control			
Equipment and materials			
Warranty and post-build support			
Relevant proof			
Price and payment structure			
TOTAL / 100			

Proposal red flags to resolve

A red flag is a question to resolve, not an automatic accusation.

- [ ] Business name does not match the licensed entity
- [ ] Payment request is not tied to an understandable milestone
- [ ] Large scope elements are verbal only
- [ ] Change orders can proceed without written approval
- [ ] Allowances are undefined or unusually broad
- [ ] Warranty language is missing, vague, or only verbal
- [ ] Equipment is described without models or capacity
- [ ] Timeline is presented as a guarantee without dependencies
- [ ] Permit, engineering, drainage, or access responsibility is unclear
- [ ] Price comparison requires guessing what is excluded

Reference conversation

Ask about the process, not only whether the owner is happy.

What did the builder explain well before construction?

What changed and how was it documented?

How did communication feel during messy stages?

What happened at startup, orientation, punch list, and after completion?

Decision record

Record the evidence behind the decision so the household can revisit it calmly.

Highest-scoring builder and why

Top three unresolved questions

Scope or price adjustments needed for a fair comparison

Final reason this builder fits our household and project

Research notes and useful sources

License and permit requirements can vary by work scope and jurisdiction. Verify current records directly with the state and local authorities. This scorecard does not certify a builder or replace legal review of a contract.

1. **Florida DBPR - Construction Industry Licensing**
   https://www2.myfloridalicense.com/construction-industry/

2. **Florida DBPR - Business verification guidance**
   https://www2.myfloridalicense.com/construction-industry/construction-industry-business-information/

3. **City of Orlando - Residential Swimming Pool and Spa Checklist**
   https://www.orlando.gov/Building-Development/Permits-Inspections/Get-a-Permit/Permitting-Checklists/Residential-Swimming-Pool-and-Spa-Checklist

4. **Orange County - Residential Swimming Pool Permit**
   https://www.orangecountyfl.net/PermitsLicenses/Permits/ResidentialSwimmingPoolPermit.aspx

A confident comparison should survive the spreadsheet.

Grunit welcomes a clear, normalized comparison. Ask us to explain the site plan, engineering, scope, equipment, sequence, communication, and warranty in writing.

1. Verify the legal entity and license.
2. Normalize inclusions, exclusions, and allowances.
3. Resolve the highest-weight unknowns before selecting.

COMPARE THE FULL SCOPE

grunit.com | (407) 837-9204 | info@grunit.com