

OWNER REFERENCE

Gunite Pool Quick Facts

The owner sheet every gunite pool in Connecticut should come with. Service lives, what winter does, and the rhythm that keeps the shell out of trouble.

Inside: service lives by layer, the seasonal rhythm, and the winter rules

Service life, layer by layer

Layer	Typical life	What renews it
Gunite shell	50+ years	Structural repair when needed; age alone does not kill it
Plaster finish	7 to 12 years	Resurfacing
Quartz finish	10 to 15 years	Resurfacing
Pebble finish	15 to 25 years	Resurfacing
Waterline tile	Decades	RegROUTing and resetting as joints open
Coping	Decades	Rebedding and joint work as mortar ages
Deck joint caulk	5 to 10 years	Recaulking; the cheapest important job on the pool

The owner rhythm

- ☐ Every season: walk the coping and tile line, check the deck joint, watch water level
- ☐ Every fall: close properly, drop water below returns, blow out the lines
- ☐ Every decade or so: budget the finish renewal before the finish forces the issue
- ☐ Any time: balanced water chemistry, the single biggest lifespan variable

What winter does

Freeze-thaw is the local tax on every Connecticut pool. Water that gets into an open joint, behind tile, or under coping expands when it freezes and pries the system apart a little more each cycle. Every rule on this sheet exists to keep water out of places it can freeze.

The one rule that outranks the others

Never winter over a known problem. A leak, a loose stone, an open joint, or an active crack found in fall gets a full season of freeze-thaw before spring. Fall repairs are small repairs.

Good news, honestly

A neglected gunite pool fails expensive, but a maintained one is effectively permanent. Every layer is repairable, which is why 50-year-old gunite pools are normal working stock for us, not curiosities.

Gunite questions? Call 860-256-9219.

GS Rose Construction builds and restores gunite pools across Connecticut. Estimates are free.