



The 5 Mistakes People Make When Building Patios, Decks, Carports or Verandas and How to Avoid Them

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Building a new patio, deck, carport or veranda can really help to improve your home and create a new space. It's a large investment and one that you want to love.

Making sure you get it right is vital. Get it wrong and you could end up with something that you don't like or that doesn't last. That's the last thing you want.

We don't want you to get it wrong either. That's why we've used our 10 years' experience to put this guide together that includes the top five mistakes we've seen people make over the years and how you can avoid them.

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1. They don't choose the right design to suit their home

If you don't get this right, then this is where a patio, deck, carport or veranda can end up looking out of place.

There's no point getting a modern patio and attaching it to an older-style home or having an older-style carport attached to a modern home.

The design and materials need to match the dwelling. This will make sure it blends with the home and will look so much better. Your friends and family will be impressed, and you'll enjoy it more.

It will also make it a real asset if you ever go on to sell your home. Instead of being an eyesore, it will add to the appeal and value of the home.

One of the best ways to make sure this happens is to get your builder to come to the site and help you with your design, as well as the build. They know what materials are available and what can be done. They've also seen plenty of other jobs and can sometimes give you ideas that you weren't even aware of.

At Premium Patios, as part of your measure and quote we will discuss design ideas and give you feedback so that we can help to make sure your design suits your home.

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Well the boys finished today and we could not be any happier. It looks fantastic. Exactly what we wanted.

I wanted to thank you for all your help. You and the guys were great.

ANDY MALTHOUSE

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2. They don't make sure that the builder is using high-quality materials

This is really important, especially to the finish and life of your new structure. Without high-quality materials you won't get such a high-end finish, and it won't last as long.

It might be a bit cheaper, but in the long run you'll pay the amount you saved in repairs and maintenance. That might not be important to you, but if it is, you need to make sure that your builder is going to use high-quality materials.

If this is important to you, then make sure you let the builder know you want to use high-quality materials. Make sure that they don't try and save by giving you the cheaper option.

Ask them what materials and suppliers they use. Make sure they use well-known brands, ideally manufactured locally. Make sure they provide a steel structure where relevant, and if you're near the surf make sure that it's stainless steel.

One way of determining if the materials are high quality is by looking at the warranties that come with them. Choose the materials with the strongest warranties. That will help to make your structure last longer.



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Thanks again for your patience throughout the build process answering all our questions along the way.

We are more than happy with the finished product of our new veranda and carport.

And also a big thank you to Eric his quality of work is exceptional.

NICK FARRUGIA



3. They choose a kit instead of a custom-designed structure

People often choose kits to save money. They may be available at a cheaper price, but they are often a nightmare to install! Also, there are often parts missing and by the time you've finished installing and replacing the parts, the cost saving has gone.

Kits are also very difficult to attach to existing dwellings, and often it can't be done. That alone is enough to stay away from kits.

But the most important part is that kits won't match your house design and won't look as good. Structures built on or near your home need to be custom built with all parts, frames and flashings to suit the dwelling.

Given that, unless you are building a shed or standalone structure, it is advisable to stay away from kits!

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4. They don't choose the right builder for the job

When you're investing in your home, you want to make sure you're using someone you can trust and who's going to do an exceptional job. But how do you know before you sign up with them that they're not going to let you down?

Some of the things you can do is to make sure that your builder is:

- ◆ a specialist in constructing patios, decks, carports, and verandas, as they will understand exactly what you need and will have the skills to get it done properly;
- ◆ someone who can manage the whole process for you from design to completion, including any planning permission or building permits;
- ◆ someone who is going to work with you through the whole project, not win the job and then pass everything to a contractor, so ensure they'll be with you through the whole process;
- ◆ someone who has been around for a while, as the last thing you want is a new builder who doesn't have much experience or could go out of business and disappear;
- ◆ someone who has the correct licences and insurance, as without them you could be left with a poor-quality build or worse still, be left high and dry if something goes wrong; and
- ◆ someone who has a strong portfolio and references from previous jobs, and ideally see if you can talk with one of their latest customers to get their feedback.



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Thank you for all you did it getting the pergola finished before Xmas. We have used it so much in the last month and it has had the additional benefit of cooling down the house.

We have really appreciated everything you have done in providing the service and are happy to be a referee or reference site for your customers if you need.

IVANA GILLARD



5. They take the cheaper option or don't get a fixed price with a comprehensive quote

It is only natural to be drawn to the quote that will save you some money, but as the saying goes, "you get what you pay for," and nowhere is that truer than in construction.

If you get a quote that is significantly cheaper than the other quotes, then you should be very careful before you select that builder.

A grouping of similar quotes should be giving you some clues as to what the right price is to complete the project.

Selecting a builder who has given a quote that is significantly less than other quotes may lead to future issues if in fact the builder has made an error with the quote. The last thing you want is for the builder to take shortcuts and charge for variations down the track.

The other thing you need to do is to make sure you get a fixed price with a comprehensive quote. Sometimes builders might quote low and then add additional costs later on.

By getting a comprehensive quote, you'll be able to tell exactly what's included. Consider issuing the builder with an Inclusions Schedule as well as the drawings. Inclusions Schedules ensure you understand what will be included in the quote and guarantees that the quote you receive will be more thorough and transparent.

Ideally you want to get your builder to give you a fixed price that guarantees that all costs are included.

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Thanks again for all the work done and with the highest standard of workmanship. Cheers

KIRAN

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Next Step

I hope you've found this guide useful in helping you avoid some of the common mistakes people make when building patios, decks, carports or verandas.

If you'd like some help from one of our experts, then please [click here](#) or call **0411 418 598** to book your free measure and design where we'll be able to give advice and ideas for your project and provide you a fixed quote to complete your construction.

