



Planning an Outdoor Living Space

When it comes to outdoor living - patio covers, outdoor kitchens, pergolas, fire features, sunrooms, screened porches - the list can be endless, how do you even begin to turn your vision into reality?

Let this guide help you work through some very important steps to creating your perfect outdoor living room.



Texas Custom Patios is committed to helping you create your dream outdoor living room. We can help you make the best choices for your home, so it will look original to your home and will be a custom outdoor space just for you.

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Where Do I Even Begin?

Start with a list of what your needs are: How do you expect to use the space? Do you need shade in your yard? Do you need an area where you can entertain? Do you need an area for cooking out or for just hanging out? Think about what your life will be like in 5 years... will your needs change as your family changes?



Check off what you want to do in your space:

- Dining outdoors
 - Seating for how many?
- Entertaining outdoors
 - Friends & Neighbors?
 - Family?
 - Kids parties?
- Grilling/Cooking outdoors
 - Built-in grill?
 - Sink?
 - Counter space?
 - Bar area for dining?
 - Refrigerator?
 - Storage space?
- Watching TV outdoors
- Reading and Relaxing

Why Are You Really Building Your Space?



What do you want out of your space? In other words, what is the purpose for adding on to your home?

- Protection from sun?
- Filtered shade?
- Privacy from your neighbors?
- Protection from rain or other weather?
- Too many bugs and mosquitoes?
- Need additional square footage?



What Kind of Structure Do You Want?

A good design will make transitioning to the outdoors for living and entertaining very simple. Make sure you are thinking about the future ... will your needs change in the next few years?



- | | |
|-------------------|-----------------|
| Patio Cover | Fire Feature |
| Pergola | Outdoor Kitchen |
| Screened in Porch | Privacy Wall |
| Room Addition | Seat Wall |
| Pool House | Gazebo |
| Deck | Guest House |

Location, Location, Location!

The more you think about what your intentions are for the space, the better. Where is the most logical place to add on to your home? Where on your home is the best place to create your outdoor living room? Should it be attached or free standing?

What needs to be considered:

Ease of access to the space

How to get the most shade

How will it affect the amount of light coming in to my home

If there is an outdoor kitchen:

Best placement of the grill

Where is the gas line

What about a sink and the water line

Will it affect the drainage of my yard or my neighbor's yard

Is there a place to hang a TV

If there is a fire feature:

Is there enough ventilation

Gas — where is the gas line





What Am I Missing?

There are so many details to take into consideration when planning for and building your outdoor living space. Here are a few last details to think about:

Landscaping and Irrigation

Special Needs—will this space meet your needs as the years go on

Children and Safety

Noise Abatement

Traffic flow—how will the new space fit into the structure of your existing back yard

Do you have a pool or are you wanting to add a pool? Hot tub or spa?



And there is
more... Flooring,
Ceiling, Columns,
Finishes...



Wait, haven't I made enough decisions already? No, there are so many details that need to be decided. What style is your home and how can we make your project look original to your home? Here are a few more details to take into consideration.

Flooring — concrete, stamped or stained concrete, tile, travertine, pavers, flagstone, wood decking, composite decking...

Ceiling— Hardie that is painted to match the home, cedar, stained wood, reclaimed wood. And then the decision of dropped, vaulted, coffered, with trim, with beams...

Columns— Plain columns that are painted to match the home, cedar, round, square, brick or stone (full column or half column with wood on top),

Lighting— can lights, special lighting, carriage lights for the columns, lighting over the kitchen area, a chandelier ...

Kitchen—appliances, counter choice, storage needed, stone or brick fascia...

Fire feature— full fireplace or a fire pit, gas or wood burning, what kind of mantle, stone or brick, hearth...

Who do I hire to build my project?

	Texas Custom Patios	The Competition
Project Plans	We create a detailed design drawing with specifications, dimensions & a rendered view	Most build from a sketch or a carpenter determines structure on-site
Experience	We build backyard structures only...over 700 projects in the last 5 years alone	?
Quality/Strength of Project	Designed & built to meet or exceed all local building codes	?
Price	Our contract is a guarantee of our price	Many contractors will "low-ball" the initial price with the intent of asking for more money during construction...they may have you sign a simple estimate which is not a guarantee of price
Strong Written Warranty	2 year for material & workmanship 5 years for structural components	?
Insurance	One million dollars general liability insurance. A copy of the certificate will be supplied upon request	?
Communication/Supervision	All projects are supervised by the person who designed your project. We will be available by phone or email at all times before, during & after construction	Will they show up on time? Will they work successive days until the job is completed? Are you hesitant to question them regarding details of the project?
Materials/Specifications	Detailed drawings & written construction specifications are the best way to ensure consistency between bids. A higher price may reflect different (and superior) materials, workmanship, business practices, and product integrity.	?
References	References are provided on the first visit. Additional references can be provided from specific projects seen in the portfolio, as well as business references	?
Builder Registration	Registered Texas Builder #17711	?
Permits & HOA Approvals	Texas Custom Patios will handle all aspects of applying for project approval whenever possible	?
Deposit	Never pay more than 1/3 of the contract price as a deposit	A larger deposit may be an indication that the contractor has been judged a poor credit risk

Texas Custom Patios

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