



Understanding Investment Ranges for Outdoor Living Spaces

Planning an outdoor living space can be exciting, but it's important to have a clear understanding of the investment required to create the space. Online research can often be misleading, as prices vary widely and may not include essential items like railings, permits, and labor.

At All Decked Out, we believe in transparent pricing. To help you understand the possible range of investment for your project, we've provided information about the types of outdoor spaces we build and budgets for our services.

However, every project is unique. To ensure we fully understand your family's needs and create a space that perfectly matches your vision, you will have to schedule an on-site design consultation with one of our design/build experts.

When you are ready to discuss your dream outdoor space, please contact us to schedule a consultation or simply start the process by following this [LINK](#) to our questionnaire so we can begin to learn what your families needs are and ensure we are the right company for you!



TYPICAL LOW MAINTENANCE DECK PROJECTS



Here's why we build decks to last:

- **Premium Materials:** We use only the highest quality materials, including premium wood framing, composite decking, and aluminum railings as our standard.
- **Focus on Structure:** We believe that a strong, well-built frame is essential for a safe and long-lasting deck. That's why we typically recommend building a new deck instead of just replacing the decking and railings on an existing frame.
- **Expert Evaluation:** Our experts will carefully assess your current deck (if you have one) to determine the best approach for your project.
- **Customized Designs for Your Family:** During your consultation, we'll discuss your family's needs and how you plan to use your new outdoor space. This helps us create a custom design that perfectly fits your lifestyle and provides all the space you need.



Here's what's typically included in a new deck:

- Premium pressure treated framing is critical to ensure a strong and long-lasting foundations of your investment. We typically use KDAT joists, premium grade P.T.lumber for beams and posts. Also available are other premium framing options, such as steel, O.C. composite lumber and aluminum as alternative upgrades to protect your investment longer term.
- Low maintenance decking options available from trusted brands. Our expert will educated on the options during a consultation. Our most popular decking option is Deckorators Voyage line.
- Premium aluminum railings our the standard for our decks with many options available to elevate your railings available such as low voltage post cap lighting, cable railings, glass infills and more.
- Deck staircases are always a must and typical designs include (1) set from deck to yard. Our steps are typically 4' wide to surpass the code standard but ensure that you are not wasting valuable square footage on your deck, to a unnecessary, wider stair opening.
- Included also are low voltage lighting packages which include stair riser lights and 50W photocell transformer to power with options to include elevated additional lighting.
- Standard CAD drawings/plans and all typical permits required by your local municipalities will be handled by our company for you. We can also navigate the more challenging needs such as zoning variances, septic permits and more as our team's experience and relationships with the local cities and counties is vast.



Typical Project Budgets: \$35,000 - \$40,000 range for a typical starting size of 16' x 20'
\$45,000 - \$55,000 range for a larger deck - 16' x 32'

Typical Project Timelines: 10-15 working days for standard sized decks and 10-14 days for larger builds

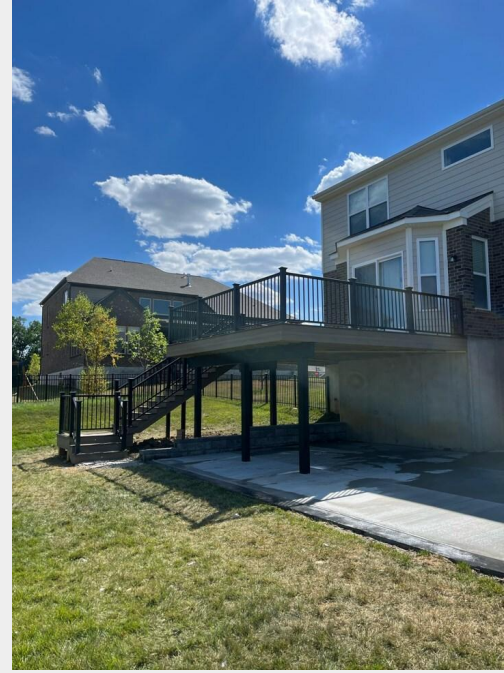
CONCRETE PATIO OPTIONS

Things to keep in mind:

- Popular for clients who have a level rear yard space they want to affordably transform.
- Extremely customizable for your families needs - Can add features such as seating walls, built in fire pits, freestanding fireplaces and more.
- Most popular option is the decorative, stamped concrete which allows you to select from multiple stamps and many color combinations. Can also have a stamped border to add even more flare.
- We also offer concrete patio options such as broom finished with and without decorative borders, exposed aggregate concrete options and more.
- Typically patio builds also include a set of composite decked steps out of rear door, down to patio (when needed).
- Great for yards that are mostly level but retaining walls can be installed if needed but will add costs.
- Optional Water Diversion System Add On: Enhance your lower patio with a water diversion system installed in your deck. This allows you to use the patio below even during light rain, making it even more versatile and enjoyable.
- Landscaping can be added around the patio perimeter to create privacy or add even more decorative elements to your new space.
- Permits are not required for patios in most cases. However, if you are considering any sort of covering over the space, please ensure you let us know at a consultation as you will not want to plan to add later without planning now, since you will need proper permitting at this phase and footing supports under your patio to support your covering, even if planning for a later phase.

Typical Project Budgets: \$30-\$35 per square foot for most stamped patio options
\$14-18 per square foot for most broom finished patio options
\$3,500 - \$4,500.00 for most composite back door patio step builds

Typical Project Timelines: 3-6 days for a typical patio/stair project



OTHER COMMON STYLES OF PATIOS

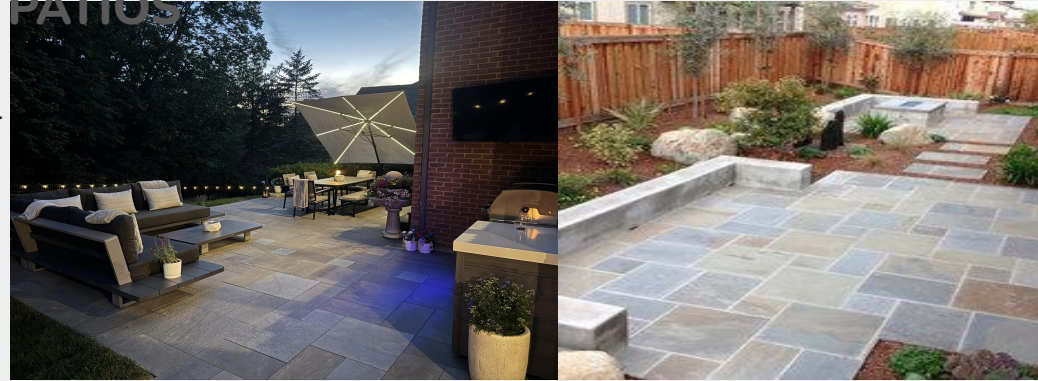
Porcelain Patios: Beautiful, Durable, and Low Maintenance

They offer many benefits:

- Long-lasting: Porcelain is fade-resistant, water-resistant, and crack-resistant.
- Safe: The non-slip surface is ideal for families.
- Easy care: Simple to clean with minimal upkeep.
- Best for flat yards

Project Details:

- Budget: \$45-\$50 per square foot
- Installation: 1-2 weeks



Paver Patios: A paver patio is a fantastic way to create an inviting outdoor space for relaxation and entertainment.

Benefits of Paver Patios:

- Versatile: Perfect for dining, lounging, or creating a cozy fire pit area.
- Durable: Built to withstand heavy foot traffic and harsh weather. We use only trusted products on our paver patios that offer materials that will last.
- Beautiful: Available in a wide variety of colors, styles, and patterns to complement your home.
- Customizable: Able to add many features to the space such as outdoor kitchens, covers, seating walls and so much more.
- Low Maintenance: Easy to clean and care for.

Project Details:

- Budget: \$35-\$40 per square foot
- Installation: 1-2 weeks



Modern Covered Pergola: Shade and Rain Protection

A covered pergola is a great way to enjoy your deck or patio in any weather! It provides shade from the sun and protection from the rain, all at about half the cost of a traditional roof.

Here's what makes our pergolas special:

- **Durable Materials:** We use kiln-dried lumber for the rafters, treated LVL beams for support, and low-maintenance Boral for the exterior and post wraps which can be painted to match your space. These materials ensure your pergola will last for years to come.
- **Weather Protection:** The roof is made with bronze-tinted premium polycarbonate panels that have a 15-year warranty. These panels help keep the area below cooler by 15-20 degrees.
- **Proper Installation:** We ensure proper water runoff with a slight slope and secure attachment to your home with flashing.
- **Premium Finishes Available:** Beams, Finished interior ceilings in T&G boards, Electrical such as fans or LED puck lighting, infrared heaters and more

Project Investment Examples:

- 16' x 16' Modern covered pergola over existing deck - \$18k-20k range for the pergola and \$28,000 - \$30,000 range for the deck, railing, steps and permits. (upper left corner project shown)
- 14' x 14' covered pergola over 256 sq. ft. new deck w/simple electrical package - \$55,000 range (bottom two photos)

Investment Range For Project - \$28,00 - \$30,000.00



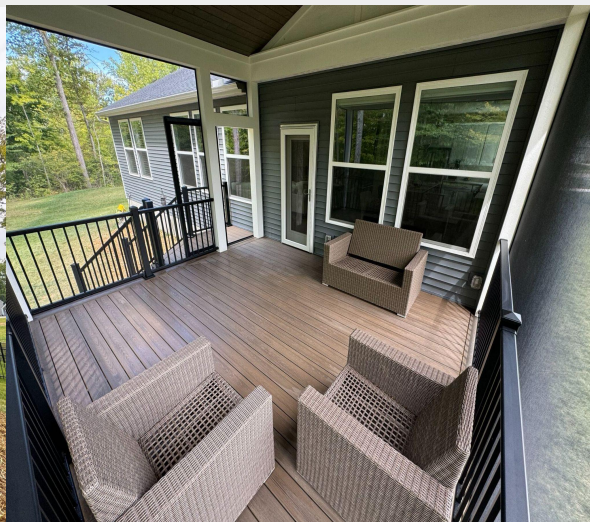


Louvered Roofs: Enjoy the perfect balance of sunshine and shade with a louvered roof, allowing you to control the ambiance of your outdoor space with the touch of a button.

- Premium quality louvered roofs start around \$160-\$180 per square foot (includes materials and labor).
- Extra Features: Adding things like patios, decks, electrical features (heaters, fans, etc.), or a TV wall will increase the cost.
- Factors Affecting Cost: The size and complexity of your roof, material choices, and electrical work will all impact the final price.
- CAD drawings and necessary permits will be handled for you by our company as part of the costs.
- Not all louvered roof systems are created equal. There are a lot of thin metal pergola systems that are on that market that don't comply with local building codes/

Example Project: This recent project included a patio, louvered roof, heaters, a ceiling fan, steps, a TV wall, and a custom built in bar space.

- Total Investment: \$75,000 - \$85,000
- Build Time: 2-3 weeks



Composite Deck with Screened-In Roof

Here's a simple overview of this project:

- Deck Size: 14' x 16', made with composite materials.
- Roof: Gable style roof with a connection to the house.
- Screened Enclosure: Floor to ceiling fixed screens and (1) standard door to create unobstructed views of yard.
- Stairs: Included a small extension ("bump out") for the stairs and the stairs themselves.
- Railing: Black aluminum railing around perimeter for safety.

Project Summary:

- Total Investment - \$65,000 - \$70,000
- Build Time: 3 weeks +/-

MORE PROJECT EXAMPLES



Whole Backyard Makeover Project (PICTURED LEFT)

Here's what's included:

- Gable Roof: 20' x 14' open traditional vaulted ceiling roof finished with a basic electrical package - can lights and ceiling fan \$35k-40k range
- Fireplace: Natural gas fireplace finished with stone veneer \$25k-35k range
- Deck: 20' x 14' premium composite deck w/ skirting, steps, lights and permits 40k-45k
- Skirting: Composite skirting to enclose the area under the deck for a polished look. 4-6k range
- Stamped Concrete Patio: Adds a decorative touch to the ground level. Factor \$30-\$32 sf
- Landscaping: Complements the space with plants and other features. 3-5k range

Project details:

- Investment Range: \$170,000 - \$180,000
- Estimated timeline: 6-8 weeks

Unique Deck Projects (PICTURED BOTTOM RIGHT)

Key features:

- Curved deck: Adds a unique and elegant design element.
- Two sets of steps: Provides convenient access to the deck from different areas.
- Wider steps with lighting: Creates a focal point and enhances safety at night. Premium lighting package from in-Lite.
- High-quality materials: Ensures durability and longevity.

Project details:

- Investment Range: \$35,000 - \$40,000
- Estimated timeline: 1-2 weeks



BACKYARD MAKEOVER EXAMPLES



PROJECT DETAILS (for both project types shown above): Large composite deck, premium finishes, upgraded railings, gable style roof and 6' wide fireplace with standard electrical packages (can lights, ceiling fan, TV install and infrared heaters).

PROJECT INVESTMENT: \$170,000- \$185,000 range
PROJECT TIMELINE: 6-8 week builds

PROJECT DETAILS (pictured above): 16' x 32' composite deck with a stair bump out and a stair landing. 16' x 20' gable roof with a privacy wall and a TV wall. Seating wall and columns were installed over a new stamped concrete patio.

INVESTMENT: \$150,000 - \$165,000 range
PROJECT TIMELINE: 8-10 week build timeline

Unique Features



Enhance Your Outdoor Space with a Natural Gas Fireplace

Key Features:

- Safe and Convenient: Ideal for decks and patios.
- Stylish Finish: Evolve Stone veneer for a realistic look without the weight.
- Attractive Mantle: Includes a wood-look concrete mantle.

Investment Range: \$28,000 - \$30,000

Installation: 1 week

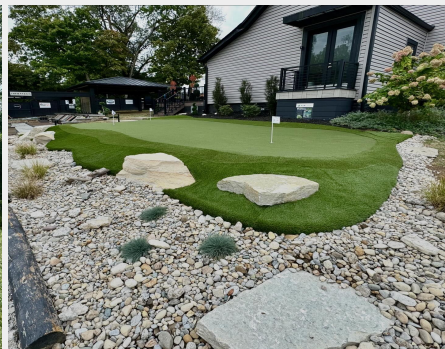


Upgrade Your Backyard with a Grilling Station

Add value and enjoyment to your home with a custom grilling station. This project includes:

- Premium 5-burner Blaze grill (we offer plenty of great appliances in trustworthy brands)
- Built-in refrigerator and storage
- Stylish Evolve Stone finish
- Protective cover

Investment Range: \$15,000 - \$17,000 (excluding electrical and plumbing), Roof Cover - \$2000 - \$3000 additional



Improve Your Game with a Backyard Putting Green

- Perfect for tricky areas: Ideal for spots in your yard where grass is hard to grow.
- Low maintenance: Enjoy a lush green space without the upkeep of a garden.

Budget: Putting greens typically cost between \$25 and \$35 per square foot. The final price will depend on factors like product sizes and the accessibility and slope of your yard.

MORE UNIQUE FEATURES TO CONSIDER



**Custom Skirting Around
Deck Perimeter**



Custom TV/Privacy Walls



**Shade Beams and Varied Width
Skirting**



**Spiral Staircase Save
Space**



**Open Air Shade Beam w/Lighting, Custom Composite Inlay and Privacy
Wall (Same deck shown in evening/daytime)**



**Open Air Aluminum Shade Beam
w/Fireplace**





A Rooftop project will add about 25% cost increase to a project.



Smaller Composite Decks - Yes, we do them too!

Key Features:

- 12' x 16' composite deck. (1) board border.
- Steps down to existing patio with lights. Aluminum railing. Fascia Lights.
- Permits

Investment: \$18,000 - \$20,000 Range

Installation: 3-5 days



Composite Deck w/ Modern Covered Pergola

This project includes:

- Large composite deck, patio, custom rail bar top, electric heating, fan
- Steps w/ lights
- Full lighting package
- Rendering and Permits

Investment: \$70,000 - \$75,000 Installation: 4-5 weeks



\$6000 Range



Award Winning Design and Build Experts

We look forward to hearing from you soon so we can help you create your family's uniquely beautiful space!



Ready for your consultation now, start here with our [questionnaire](#)



All Decked Out

Premier Decks + Outdoor Living

www.AllDeckedOut513.com



Ask us about our affordable rendering services!