



HOW TO PLAN FOR A DECK REMODEL

A deck provides an outdoor space to relax and socialize. As a home owner, you should consider investing in a new deck if your outdoor space needs a refresh. A wood deck with an average construction cost of \$17,051 has an estimated resale value of \$8,553, which garners a healthy 50.2% percent in recouped costs, according to the 2023 Remodeling Cost vs. Value Report.

To help you plan for a deck remodel, consider hiring a professional contractor and start making a list of your preferences for size, materials and personalized features.

Determine the Scope of Your Project - If you are adding to your existing deck, remember that the finishes may look newer than your older decking. If you are completely overhauling or building a new deck, think about the overall flow of the area from the inside to the outside of your home. Will you need a staircase and railing? These details will help you determine the size and scope of your project.

Consider Special Features - Modern decks include more than outdoor furniture. If your deck will be multifunctional, talk to your contractor about customizable features such as built-in planters, seating or a firepit. Another popular addition to decks is rail and/or built-in deck lightening to create an inviting ambiance to your outdoor space.

Hire a Professional Remodeler - Building a deck requires more than wood planks and tools. A professional contractor will ensure you have the correct number of materials and build your deck to code. If you need a construction permit, an experienced contractor will know how to secure one from the local building department or municipal office. Another benefit of hiring a professional is that if a problem arises, they will troubleshoot problems on the jobsite and help keep your project on schedule.

Research Deck Material Options - Modern deck materials are available in various styles, colors and patterns. Composite material, made of recycled plastics and wood fiber, is a low-maintenance option that does not need staining or sealing. Another popular deck material is fiberglass, due to its longevity and resistance to mildew or rust. There also are distinct types of wood, from pressure-treated to redwood and cedar. Wood can offer durability for decks. A professional remodeler can recommend materials for future maintenance related to sealing, staining and repairing.

Schedule a Time that Fits Your Schedule - Remodelers install decks throughout the year. Spring and summer are popular times for home owners to enjoy the space during the warmer months. Winter can make the excavation easier for remodelers since the ground is firm due to the freezing weather. Before your project starts, you must be available to clear the space so the remodeler can start right away. You may also need to find a cool, dry area for your remodeler to store materials while your project is underway.

To find a professional remodeler to build a deck for your home, visit our Member Directory or contact the Builders Association at info@banwpa.com or call 814-833-3999 for a list of qualified contractors.