



FOR HOMEOWNERS ■ A CONSIDERED GUIDE

7 MISTAKES YOU DON'T WANT TO MAKE

How to get your patio & pergola built without making the **seven common mistakes** that spoil a finished project.

01

MATERIALS



“Don't build with materials that can rot, or twist, or sag... or take up your time and money with repeated painting.”



Our pre-finished Colorbond structures have profiles that look just like timber, but they never need painting.



02

INCLUSIONS

Don't buy any product without knowing what materials you are getting and most importantly, exactly what is included in the price.

Most sales people are too close to their product... so they tend to assume that you understand the details without being told.



If you are not sure, or it isn't written in the contract, it probably isn't included and you could be charged for an 'extra.'

03

CHARACTER

Don't choose a structure that is not carefully designed to blend with the character and décor of your home.

Having a design that is just 'what they want to sell you' might mean that you end up with something that looks tacked on.



Your home has a style and a character that needs to be preserved and complemented by any additional structure.

04

CHARACTER



Don't make a choice that is based only on price. Consider it as an investment in your lifestyle and the long-term resale value of your property."

The pain of a poorly designed or badly built outdoor living area persists long after the joy of a cheap price or discount.



If it sounds cheap then it probably is. Quality, durability, and style always have a cost, but they repay you if you ever decide to sell.

05

ATTACHMENT

Don't let anyone put posts on the house side of your patio roof. They are totally unnecessary and will make your project look cheap.

A pergola has to be supported well and look right. This can mostly be achieved without having posts right where you don't want them.



We have an 'invisible' attachment system that very securely fixes your new structure to the roof frame of your house.

06

DRAINAGE



Don't go with a design that puts water from the house and the pergola into one gutter. The potential for leaks and flooding is just not worth it.

Deciding where the water will go during a downpour is a critical part of your design. The last place you want it is inside!



We will never design a patio system that has the potential to flood any existing or new roof gutters in a storm.

07

LIGHT & HEAT



Make sure that the design you choose lets plenty of light into the house without making the new area too hot to use in summer.

That balance between light and heat is a critical one and is affected by both structural design and your choice of materials.



We can provide 3D images prior to construction that will show just where the light and shadows will be at any time or season.



No need for architects or expensive drafting fees. We help with ideas, draw free plans, and do permit applications on your behalf.

No question is a silly one. If you want to know about something... just ask.

Being open with our clients and solving design problems is who we are.

If you've been told you can't have the style you want, or you want to explore a few different ideas, give us a call.

Villafab

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