

HIRING A PATIO OR POOL CONTRACTOR



BONUS

BUILDER CHECKLIST

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Choosing The Right Patio or Pool Contractor

Thank you for downloading our Complete Guide to Hiring the Right Contractor.

If you want a reputable company with excellent service, your ideal patio contractor should also be able to deliver a quality product. Not only that but with a design tailored to your needs and built to last. How do you choose the right screen room contractor in Florida? There are so many in the central Florida area that it's hard to understand which one stands out.

This guide will address the following:

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When you're enhancing your outdoor living space with a screened enclosure, you want a quality structure that will provide years of enjoyment. That means that you want to work with a screen enclosure company that only delivers quality. Using this download guide can help you select the best professional for the job.

At Dulando Screen & Awning, we bring more than 50 years of experience serving our fellow Floridians. We delight in working with our customers to design custom enclosures that fit their lifestyles, homes, and budgets. To accomplish that, we use only high-quality materials and insist on meticulous craftsmanship. You can be sure that everything we produce is built with proper care and attention to detail.

What To Know Before Hiring A Screen Enclosure Contractor



You've envisioned a patio or pool screen enclosure for your backyard and know all about its benefits. However, did you know it's equally important to consider all aspects of hiring a quality experienced contractor? We're not talking about hiring someone who builds decks or has installed fencing in a yard. We're talking about finding the right screen contractor who understands what it takes to create the new enclosure from start to finish.

Dulando Screen & Awning has been in business for over 50 years. We've built from simple screen rooms to extravagant pool screen enclosures. Every new build, the client got exactly what they wanted. Before talking to a screen enclosure contractor, it's a good idea to spend some time researching the pool or patio enclosure process so that you can make an informed decision on who to hire to build your patio or pool enclosure.

Many screen enclosure companies make lots of promises. Savvy consumers look past the slick slogans and polished pictures to focus on what really matters.

Determine Your Budget



Though you'd probably rather think about designs and styles, your budget plays an important role in the type of enclosure you choose.

Because every patio enclosure is unique, installers cannot provide accurate estimates without seeing your space. In preparation for your consultation, here are some of the factors that impact screened enclosure pricing. We hope this will help you understand how the pricing works.

Contractors who regularly design and install screen enclosures are familiar with the process and the products. They know where you can cut costs. More importantly, they know when you shouldn't.

The short answer is that your choices determine the cost. Various factors can shift the price of a patio enclosure higher or lower. Here are the top factors in determining your budget.

The Starting Point

Building a screened patio isn't like running a race; not everyone starts equally. If you're starting with a blank slate, you'll have to put in a patio before it can be enclosed, and that will add to the total screen enclosure cost of the project. Enclosing an existing patio under your roofline will be less expensive.

Size and Scope

Bigger isn't always better, but it does tend to cost more. Wrapping your patio in a larger, more complicated outdoor screen enclosure will require more raw materials and more man-hours, and both of those things come at a cost. If your budget is tight, building something a little smaller with less ornamentation can be lighter on the wallet.

You can get a custom-designed enclosure that looks like an extension of your house or one that simply screens in a small space. The sky is the limit.



Roof or Awning?

If your new patio is not already under the roofline of your home, you'll need to consider how it will be topped off. The type of roof you choose affects its price. A traditional roof to match your current home's roof is a popular option. Alternately, some people choose to use an awning. The roof is likely to outlast an awning.

If you're building a pool enclosure, you'll probably opt for a screen material for the roof.

Screening Materials

Today's screens for patio and pool enclosures are much more than simple webs of wire. New technologies have expanded the possibilities and led to the development of screens that deliver an array of useful features.

- Pet screen that is tough enough to withstand encounters with pets or small children.
- Privacy screen that keeps nosy neighbors at bay? It's an option.
- Solar screen protects you from the damaging rays of the hot Florida sun

Special Features

After you've determined your budget for the actual screen enclosure, don't forget about the special features for your new patio. Adding special features like paver bricks instead of concrete foundation, ceiling fans, lighting fixtures or skylights to a basic screen enclosure adds to the cost. Understanding the fees involved in incorporating one or more of these extras can help you determine whether or not they'll fit in your budget.

The price range for screen enclosures has numerous variables that impact the price. Here are a few major ones:

- What size enclosure are you planning?
- Do you need specialty screens? Or just the regular 18×14 screen?
- Is your existing patio under your existing roofline or do you need a roof?
- What type of floor did you have in mind?
- Are there unique features you'd like to add?

Buying Local

BE LOYAL - BUY LOCAL

Choose a Local Screen Enclosure Contractor



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SCREEN & AWNING, INC.
Since 1968

Suppose you search for patio enclosure or pool enclosure builders “near me” to find local contractors. This will give you a list of potential companies specializing in screen enclosures. However, central Florida and the other coastal communities have local and national screen patio enclosure contractors. Selecting a local screen enclosure contractor offers some benefits to you and your immediate community. Therefore, it’s a terrific idea to seek contractors with a strong presence in Central Florida.

Hiring a local patio or pool enclosure contractor to build your screened-in patio or pool screen enclosure is essential to the success of your project. Not only will they have insights into the local building codes and regulations, but hiring local will impact the local economy in more ways than just the job.

Choosing Local Supports the Local Economy

Small local businesses do more than offer products or services to their communities. They offer employment opportunities as well. In fact, small businesses provide more than half of the jobs in the United States. Local companies are also more likely to network, hire, buy from and collaborate with other local companies.

Hiring a local patio enclosure contractor puts your money directly into the pockets of the people in your community. If you choose to use a national chain, some of your money will be ferreted away to a faceless brand with headquarters far away from your neighborhood. Instead, a local patio enclosure contractor will more likely source local products for your project. This will further boost the local economy. Supporting a local company helps create more jobs in your area, potentially helping your neighbors earn a living.

Choosing Local Increases Accountability

When you have an issue with a big national chain, what does it take to get it corrected? How many phone calls to distant call centers, emails detailing your problem and complaints on social media does it take to have your issue addressed? Do you get the sense that your troubles are barely a blip on their radar?

When you work with a local company, all calls are handled in the same office. Usually by the same people. We aren't faceless strangers more concerned with our bottom line than your satisfaction. We're neighbors who remember your name. We also value the trust our community places in us and work diligently to deliver quality goods, excellent services and exemplary customer service on every single job we complete. A national chain, on the other hand, has more territory to cover and may be stretched too thin to accommodate all your needs.

Experience Matters

Look for companies that have been in business for several years and have a portfolio of completed projects. Experienced enclosure builders will better understand the various building materials and designs available. This expertise can lead to a more durable and aesthetically pleasing screen enclosure. Florida is known for transient contractors. Working with a well-established screen enclosure contractor will provide peace of mind.

Access to Local Building Codes

Local patio enclosure contractors understand local building codes and permitting laws. Local companies usually have years of experience dealing with the intricacies of the necessary paperwork to ensure that your project stays on schedule. If a delay arises with permitting, your local contractor team will be more keep on top of the project and the permitting department. These contractors also possess other helpful local knowledge, such as understanding how Florida's weather poses to patio enclosures. The materials used for your patio are rated highest in this area for our climate.

Greater Flexibility

National brands typically have rules and policies set by their corporate headquarters. When it comes time to work on your patio enclosure, a national contracting company will often have to adhere to those policies. These rules and regulations may not be as flexible to our local conditions. You may also have to endure added time and expense while your contractor petitions for approval to depart from corporate policies. A local company, however, isn't burdened with external bureaucracy; if they need to come up with a solution to work with your unique conditions, they won't need to seek approval from someone else.

Choosing Local Strengthens Our Community

A locally owned business is part of the fabric of the community. Local companies want to see their community succeed, so they work to make it a better place. Some companies sponsor a children's sports team; others provide internship opportunities for students. Many choose to commit time and resources to the support of good causes that matter. For example, Dulando considers it a privilege to donate supplies and services as we work alongside other central Florida construction professionals to build new homes for Home at Last, a program that provides disabled veterans with mortgage-free homes. It's a privilege to give back to the community that supports us.

Choosing The Right Enclosure Contractor

If you want a reputable company with excellent service, your ideal patio contractor should also be able to deliver a quality product. Not only that but with a design tailored to your needs and built to last. How do you choose the right screen room contractor in Florida? There are so many in the central Florida area that it's hard to understand which one stands out.

Here are a few tips.

Specialize in Patio and Screen Enclosures

When you want a custom screen porch, screened patio, or swimming pool enclosure, don't settle for a general builder who creates these rooms occasionally. Instead, choose a top-rated screen room builder whose primary focus is designing and building screen enclosures. Screen room contractors who specialize in this field stay current in all the new trends and lifelong building systems. They know the best building techniques, materials, features, and systems. They can offer you the best options and help you get the most patio enclosure for your dollar.



Choosing The Right Enclosure Contractor

Look for Licensure, Bonding, and Insurance

Licensing and bonding indicate professionalism and compliance. The right insurance coverage demonstrates that they are prepared to protect themselves, their employees, and their customers. Be careful about working with an uninsured contractor. It could leave you liable for any mistakes on their part.

Make Sure Your Quote is in Writing

Professionals offer their estimates and services in writing without hesitation. They understand that written contracts protect both parties and are willing to explain the details to you. It's a red flag if a contractor is uncomfortable doing this. Regardless of the price, it's best to walk away.



Review References

Past performance is a good indicator of future results. When considering screen enclosure companies, review their portfolios. Consider the quality of the designs and the materials used in the build. Make sure to ask for references.

The Google logo, consisting of the word "Google" in its characteristic multi-colored font (blue, red, yellow, blue, green, red).

Verified Customer Reviews



Choosing The Right Enclosure Contractor

Explore Timing for Work

Ask when the builder plans to complete the job. Determine if the schedule is a good fit for you. Remember to be flexible in the scheduling. Permitting is unpredictable and Florida weather is another variable. If adjustments to working hours are necessary, is the contractor willing to work with you?

Consider Customer Service

When vetting screened-in porch contractors, don't forget to weigh the customer service that you receive. Are the representatives that you interact with friendly, professional, and ready to answer your questions? Do they seem to be experts with in-depth knowledge of their field? Do you feel confident they'll provide service after the sale if you have a warranty issue?

Quality Craftsmanship

Whenever you're building something special, you want the job done right. That makes choosing a company that emphasizes quality design and craftsmanship important. Craftsmanship is suggestive of experience. You may have a higher initial cost, but you'll enjoy a lower cost of ownership for years to come.

Request Quality Materials

To get the best value from first-rate workmanship, you'll want to pair it with quality materials. That means considering the big things like what's used to construct the structure and the screening. It also means thinking about the details like the fasteners and hardware. For screen enclosure screen material, we offer Phifer Screen which is the best in the industry. They have the widest variety of pool enclosure screen types that will be sure to fit your needs.

Many screen enclosure companies make lots of pretty promises. Savvy consumers look past the slick slogans and polished pictures to focus on what really matters.

Opt for a seasoned screen enclosure contractor who genuinely listens to your needs. Ensure your pool screen enclosure aligns with your lifestyle, property, and budget.

Interviewing a Screen Contractor



With your budget determined and a design in mind, you'll want to hire an experienced screen enclosure contractor for the job. Some contractors may build quality decks while others probably construct excellent patios. However, do these contractors specialize in installing patio and pool enclosures?

Here are 6 more questions you should ask a potential patio contractor!

Are you licensed, bonded and insured?

State licensing offers proof of legitimacy. It's evidence that the contractor has the knowledge and skills necessary to do the job properly. It also offers a layer of protection for homeowners by providing them with more opportunities for recourse if a problem should arise. To verify that a contractor is licensed, ask to see their business license or visit <https://sunbiz.org/>. Dulando Screen & Awning was created in 1969, is licensed, bonded and insured, and we'll be happy to furnish proof upon request.

Are you experienced in building patios and screen enclosures?

Choose an established, reputable company that will stand behind its product. Make it a point to find out how long the company has been in business. Discover how many projects like yours they've installed. Spend some time perusing reviews and talk with previous customers. Family-owned and operated since 1968, Dulando takes pride in providing excellent screen enclosures at fair prices. Some screen enclosure companies might cost less, but you might pay more for their lack of experience.

Will you provide a detailed estimate?

If you're asking several contractors for a bid, be certain each one is offering either the same or similar set of plans and specifications to have a clear picture on how each bid compares to another.

A good contract will cover costs, items being installed, warranty information (if applicable) and a set of plans being used to support the project specifications. Read the contract carefully before any work begins. The document should detail everything, and outline agreed upon expectations. Once all of the details are settled upfront, there's little room for surprises.

Consider Customization Options

Every pool area is unique, and your enclosure should reflect your style and needs. Inquire about the customization options available from each builder. Not all pool enclosure companies offer a range of designs, colors, and materials. It is important to create a pool screen enclosure that complements your home and landscape. A good builder will work with you to design a pool cage that meets your requirements.

What is the Payment Schedule?

Before signing any paperwork, it's important to understand how the company structures the payment schedule for your screen enclosure. Many screen enclosure companies schedule payments based on completed milestones, but you'll want to discuss this fully with any prospective company to avoid any surprises. Be careful of contractors who require payment up front.



What is the Timeline for Completion?

Ask when the builder plans to begin and complete the job. Determine if the schedule is a good fit for you. Remember to be flexible in the scheduling. Permitting is unpredictable and Florida weather is another variable. If adjustments to working hours are necessary, is the contractor willing to work with you? Make sure you can work with their timeline and they can work with your schedule. Together you can establish working hours and any special circumstances.

Who will take care of any permits?

Dulando is happy to handle the task of getting the proper permits for your new enclosure. Securing the necessary permits to build a patio or pool enclosure can take as little as a few weeks or over a month. For many homeowners, this is the longest part of the wait. It's unfortunate, but we don't have any way of expediting this. We will communicate with you these timelines and any delays.

We will also help you get approval from your HOA.

What Guarantees Do You Offer on Your Work?

Screen enclosures are made from durable and long-lasting components, but sometimes manufacturing defects can cause an enclosure to age or even fail prematurely. A reputable screen enclosure contractor will include guarantees on both the materials and the workmanship of your completed enclosure. Only hire a contractor who isn't afraid to stand behind their work with a guarantee to protect your investment.

Lastly, look at the contractor's time in business.

Dulando is proud to be a second-generation contractor for over 50 years. Put our experience to work for you.

Installing a quality product takes time. Arrangements will need to be made, and permits will need to be acquired. Sometimes, HOA approval is also necessary. After the permits, the fabrication can start. Thankfully, much of the fabrication is done offsite to help with costs and scheduling. Once construction begins, we'll need to deliver the materials to your home for assembly.

Get Ready for Us to Work

Seeing your peaceful backyard change into a busy job site can be unnerving. Protect your own peace of mind and assist us in getting your new screened enclosure installed by preparing for the transformation.

- Talk with your family and your neighbors so that they know what to expect.
- For safety's sake, please arrange for children and pets to be somewhere else.
- Be certain that security systems and gates will allow us to enter the property.
- Make sure that we have access to outdoor outlets to power our tools.
- Trim back any landscaping to give us room to work.
- Remove any décor or furniture from the area.
- Cover anything remaining with plastic to protect it.

Safety should always be a priority, and it's important that you do your part to protect the people around you, your pets and your property. Notify your household and your neighbors about your new screen enclosure installation project and provide them with the information they need to stay safe. Please make plans to keep small children and pets away from the work area. Move furnishings and breakables to a secure place outside of the construction zone. Construction is messy work, so you may want to consider covering things that you cannot move with plastic.

Screen enclosure installations are quite significant, so prep work paves the way. For starters, utility companies will be out the preceding week to mark all public utility lines. Are private lines in the installation area, like irrigation or service lines, running from your home to outbuildings? It is your responsibility to mark them. You're also tasked with clearing personal property of the area. In addition, you may also be asked to point out where materials for the job can be placed. Materials for deck screens are often delivered a day or so before the installation.

Outline Expectations

Installing a new screen enclosure will go more smoothly if everyone's expectations are outlined ahead of time. Such as when you can expect us onsite and what sections of your property we'll need to access.

It also helps to discuss topics like parking near your home, your existing landscaping, and the availability of outdoor electrical outlets.

Keep the Lines of Communication Open

Our goal is always a trouble-free screen enclosure installation that exceeds your expectations. That's why we strive to keep the lines of communication open.

If you're concerned about any aspect of the screen enclosure installation, let us know so that we can be part of the solution.

We realize this seems like a lot to consider. That's why you can depend on Dulando Screen & Awning to walk you through the process every step of the way. We've been doing this since 1969, so lean on our experience.



Checklist to Build

Now that your contract to build is signed, we know you're ready to get the process started. To make everything go as quickly and easily as possible, we've created this checklist for you.

Review The Contract To Build: After your consultation, Dulando Screen & Awning, Inc. will create a written contract. Please review this document and make sure it has the correct color of frame, number of doors/windows, and any other specific details discussed to be sure the installers are aware of your specific requests.

Request Homeowners Association (HOA) Approval, if required: If you live in a neighborhood with an HOA, its rules effect and limit what you can do to a property you own. The rules are enforced by the HOA's homeowner-elected or developer-appointed board of directors. Gaining approval to build your screen enclosure in advance is advisable to ensure your HOA doesn't come after you once it's built. Only your HOA can decide if your plan to build a screen enclosure is within the rules that it considers acceptable to build. [Download HOA Sample Form](#)

Provide Or Get A Land/Property Survey: A proper survey must be provided when you are constructing anything new on your property. Most zoning ordinances and neighborhood codes will specify required setbacks from your property line. Typically, you will find a copy of the property survey in the home buyer's documents that you received on the day of closing on the house. [Example of Property Survey](#)



Checklist to Build

Apply For A Building Permit. Dulando will provide the correct Building Application for your local municipality, city or county building/zoning agency. Keep in mind, this step may take a few days or a few weeks– it all depends on how quickly the approving agency processes the request(s). This document typically (depending on your municipality) will also require an original signature by the homeowner.

File The Notice Of Commencement: Required by Florida Statute 713.13 for any improvement valued greater than \$2,500.00. Dulando will provide the Notice of Commencement. Once you have signed the NOC we will record it with the appropriate county clerk's office. A certified copy must be given to the county or municipality division of building safety before the first inspection. Dulando can notarize and record the document for you but we will need an original signed copy signed by the homeowner. - [Download Notice of Commencement](#)

Fabrication: When we have gathered all the required information, all permits and HOA building requests are confirmed as approved (and on file in our office) a Dulando team member will verify the measurements of your patio and/or pool deck area in order to begin fabrication of your custom pool or patio screen enclosure.

Once fabrication is complete, our team of licensed and insured installers will come out to your property to install your new, custom designed patio or pool screen enclosure.

Keep in mind that Florida gets a lot of rain or other inclement weather which can create a safety hazard and may delay the screen room installation process. After the installation is complete, we'll notify the appropriate agency so that the final inspection can be performed. We will place the permit paperwork in a place that is visible so that the inspector can sign off on it.

Why Choose Dulando?

Dulando Screen & Awning, Inc. Quality Screen Rooms since 1968

Since opening our doors in 1969, Dulando Screen & Awning has focused on delivering excellence. We specialize in designing and constructing custom pool, patio and screen enclosures. And we've spent the last 50 years honing our skills. We're fully licensed and insured, and we're happy to provide additional information. We don't cut corners on either craftsmanship or materials. Our custom enclosures are built to provide years of enjoyment.

The Top 3 Things You Should Know About Us:

1. Highly-Skilled Professional Designers, Fabricators and Installers work together to create, deliver and build only the very best for you.
2. Exceptional Customer Service – Your satisfaction is our #1 goal.
3. Customer Confidence – We're here when you need us and happy to answer any questions and address any needs you may have either before, during or after the installation.

**Call Us Today for a Free Quote
at 407-682-6060**

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