— TREXPRO® PLATINUM CERTIFIED · DECKORATORS® ELITE —

ALL THINGS OUTDOOR LIVING



VINEYARD CONSTRUCTION COMPANY LLC

THE COMPLETE GUIDE TO DECKS, COVERED PORCHES & PATIOS

FROM YOUR FRIENDS AT VINEYARD OUTDOOR LIVING

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VINEYARDCONSTRUCTIONCOMPANY.COM · GREATER CINCINNATI · DAYTON · NORTHERN KENTUCKY

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Welcome!

You're holding the All Things Outdoor Living guide because you're thinking about adding something great to the back of your home — and we're glad you're here. Vineyard Outdoor Living is a family-owned deck builder and outdoor living contractor based in Mason, Ohio, serving homeowners across Greater Cincinnati, Dayton, and Northern Kentucky.

Inside, you'll find the same honest advice we share at every in-home consultation: how to design a custom deck or covered porch that fits the way your family lives, the composite decking materials we trust, the upgrades that add the most enjoyment and resale value, and how to care for your new outdoor living space once it's built.

Whether you're picturing a low-maintenance composite deck, a screened-in porch with a fireplace, a paver patio, or a complete backyard transformation, our design-build team handles it all under one roof — design, drawings, permits, and construction.

Ready to start dreaming? Let's jump right in.

— The Vineyard Outdoor Living Team



WHY HOMEOWNERS CHOOSE VINEYARD

- TrexPro® Platinum Certified deck builder
- Deckorators® Elite certified contractor
- Design-build process with 3D renderings
- Dedicated project manager on every job
- Licensed, insured & permitted per code
- Serving Cincinnati, Dayton & NKY



All Things: Outdoor Living Design

Designing a deck, covered porch, or patio can feel overwhelming — there are endless decking colors, railing styles, rooflines, and layouts to choose from. Here's the good news: all of those options mean your outdoor living space can be completely customized to your home and your lifestyle, whether that's a quiet spot for morning coffee or an entertaining hub for family and friends.

One thing we stress with every homeowner: your home's architecture should drive the design. A deck or porch addition that ignores the house looks bolted on. One that matches your rooflines, trim, brick, and siding looks like it was always meant to be there — and that's what protects your home's value.

Across Greater Cincinnati and Dayton, neighborhoods develop their own look. Builders borrow ideas from one another, and decking manufacturers like Trex® and Deckorators® release new colors and board profiles every year. Gather inspiration from all of it — then let our outdoor living design team turn it into a buildable plan.

Designed Around the Way You Live

Before you pick a decking color, picture how the space gets used. Do you grill most nights? A built-in grill station or full outdoor kitchen may earn its keep. Hosting in the evenings? That points toward deck lighting and a covered area. Mostly want to unwind? A fire pit, a hot tub deck, or a porch swing might matter more than square footage. Backing up to neighbors? Plan a privacy screen from day one.

Then think layout. A well-designed deck has room to move, not just room to sit — clear traffic paths between the grill, dining table, and lounge zones, and real space for the furniture you actually own.



You may hear that a deck shouldn't exceed about 20 percent of your home's square footage. That's fine advice for a plain rectangle — but add a covered section, a second level, or a wrapped stair, and a much larger composite deck can feel perfectly in scale with the house while giving you far more to enjoy.

Defined zones — like the dining and lounging areas above, separated by a divider board inlay — make even a large deck feel intentional.

See It Before You Build It

This is where the design-build process earns its keep. Instead of juggling a designer, a framer, an electrician, and a concrete crew on your own, Vineyard handles everything from the first sketch to the final walkthrough — one contractor, one contract, one team accountable for the result.

Our process starts with an in-home consultation where we listen, measure, and talk budget honestly. From there we produce professional drawings and photo-realistic 3D renderings of your new deck, covered porch, or pergola — like the design concept below — so you can see materials, colors, railing, and lighting before a single post goes in the ground.



A Vineyard 3D design rendering — see your project on your actual home before construction begins.

THE VINEYARD DESIGN PROCESS INCLUDES:

- Professional drawings and 3D renderings so you can see your space before it's built
- A complete material takeoff so we know exactly what your project needs
- A fixed-price proposal — no allowances, no guesswork, no surprises along the way

Choosing the Right Contractor

Hiring the right deck contractor matters as much as choosing the right materials. Here's the checklist we'd hand a family member — ask these questions of every outdoor living company you're considering, including us.

ASK EVERY CONTRACTOR	VINEYARD	OTHERS
Did they show up on time for the consultation?	✓	
How long have they been building decks and porches?	✓	
Are they registered and licensed for your municipality?	✓	
Do they carry liability AND workers' comp insurance?	✓	
Will they pull a building permit for all work per code?	✓	
Did you receive a written proposal with a fixed price?	✓	
Are they manufacturer certified (TrexPro® Platinum, Deckorators® Elite)?	✓	
Can you see photos and references from recent projects?	✓	
Will a dedicated project manager run your job?	✓	
Do they produce drawings and 3D renderings first?	✓	
Were your questions answered clearly and promptly?	✓	
What is their warranty on labor and materials?	✓	

All Things: Composite Decking

Decking is the choice that matters most — it's the surface you'll see, walk on, and live with for decades. For years, pressure-treated wood was the default, and treated lumber is still a solid budget option. But be honest about the upkeep: staining every couple of years, sealing, and replacing warped or splintered boards.

That's why Vineyard recommends composite decking for most projects. Modern capped composite and mineral-based composite boards deliver the look of real wood without the maintenance — no staining, no sealing, no splinters — and they resist fading, scratching, mold, and moisture through Ohio's freeze-thaw winters and humid summers.

As a TrexPro® Platinum Certified and Deckorators® Elite contractor, we install the top composite decking brands — Trex®, Deckorators®, and TimberTech® — and we'll bring samples to your home so you can see colors against your own siding, in your own light.



An elevated Vineyard composite deck with black aluminum railing and a built-in fire table — low-maintenance outdoor living at its best.

Deckorators® Summit Collection



Deckorators® Summit is a mineral-based composite — one of the most dimensionally stable decking boards on the market. Mineral-based composite (MBC) decking is lighter than traditional wood-plastic composite, yet it barely expands or contracts with temperature swings, which means tighter gaps, straighter lines, and a deck that stays beautiful through Midwest seasons.

Summit decking is impervious to moisture, resistant to slips, stains, and fading, and backed by a 25-year structural, stain, and fade warranty — plus installation coverage when it's installed by a Deckorators® Elite contractor like Vineyard.

Shown here in three of our most popular colors: Glacier, Boulder, and Cliffside.

Because Summit boards are so stable, they're an outstanding choice for pool decks, full-sun exposures, and large spans — anywhere ordinary composite can swell, cup, or feel hot underfoot. They can even be installed in ground contact and around water.

DECKORATORS® ELITE CERTIFIED — Vineyard is among a select group of Deckorators Elite deck builders in Ohio. That certification means factory-trained installation and the strongest workmanship-plus-material warranty coverage Deckorators offers its customers.

Framing & Construction Done Right



The frame is the part of your deck nobody sees — and the part that matters most. Every Vineyard deck is built on properly sized, pressure-treated framing set on concrete footings poured below the Ohio frost line, with a flashed, code-compliant ledger connection to the house.

Joist spacing is sized to the decking you choose — composite and PVC boards call for tighter spacing than wood — and we follow every manufacturer requirement so your decking warranty stays fully intact.

We also protect the structure: flashing tape over joists and beams keeps water out of fastener holes, the number-one cause of premature rot, helping your frame outlast the boards on top of it.

Pictured: a Vineyard deck mid-build — new composite decking with a picture-frame border going down over treated framing, with black aluminum railing posts and panels staged for installation.

Elevated decks, covered porches, and roof structures get upsized beams and posts, engineered hardware at every connection, and the inspections your county requires. We pull the permits, we meet the inspectors, and we build to pass — in Warren, Hamilton, Butler, Clermont, Montgomery, and Greene counties and across Northern Kentucky.

THE VINEYARD BUILD STANDARD: Footings below frost line · Flashed ledgers · Joist protection tape · Hidden fasteners · Composite fascia included on every composite deck

Deck Railing & Outdoor Lighting

From most angles — the yard, the kitchen window, the street — your deck railing is more visible than the decking itself. It sets the tone for the whole project. Our recommendation on nearly every deck is powder-coated aluminum railing: it's strong, it never rots or rusts, the slim balusters keep your view open, and it cleans up with a hose. Available in black, bronze, and white, with options like drink rails and glass panels.

Code requires a guardrail on any deck more than 30 inches off the ground, and we build every railing to be rigid, safe, and hard for a child to climb — which is also why we steer homeowners away from horizontal cable railing on elevated decks.



Low-voltage deck lighting is the upgrade our customers thank us for most. Stair riser lights, post cap lights, and under-rail LED strips make your deck safe and usable after dark — perfect for entertaining on summer nights. Vineyard installs low-voltage lighting on almost every project, and it can be added to nearly any existing deck.

Privacy Screens & Privacy Walls

Sometimes the best outdoor living design decision is choosing what not to see. A deck privacy screen or privacy wall blocks a neighbor's window or an unattractive view, cuts the wind, and gives you a beautiful backdrop for planters, lighting, or an outdoor TV.

Privacy screens are also one of the easiest places to add personality to a deck design. Horizontal composite slats, decorative laser-cut aluminum panels, lattice, or a mix of materials can tie the screen into your railing and your home's exterior — like the branch-pattern panel and horizontal board wall shown here, paired with matching black aluminum deck railing.

We design privacy walls as freestanding features or build them directly into new composite decks, covered porches, and patios.



CODE NOTE: A privacy screen attached to a deck is still a guardrail in the eyes of the building department — we engineer every screen to meet strength and wind-load requirements.

Popular privacy screen styles across Cincinnati and Dayton backyards include full-height composite walls behind hot tubs, half-walls with decorative toppers along property lines, and TV walls that double as wind blocks on covered decks. Every screen is built with the same hidden-fastener finish and composite fascia detailing as the deck it stands on.

All Things: Pergolas

A pergola adds overhead structure, partial shade, and serious curb appeal without closing your space in. Whether it anchors a paver patio or sits on a new composite deck — like the modern aluminum pergola below — a pergola defines an outdoor room while keeping the open-air feel.



WOOD PERGOLAS

Warm, classic, and the most affordable option. Cedar and treated-pine pergolas bring natural charm, but plan on staining and sealing to keep them looking their best.

ALUMINUM PERGOLAS

Sturdy, weather-proof, and virtually maintenance-free, with a clean modern profile. The right choice for exposed areas and homeowners who are done with upkeep.

MOTORIZED LOUVERED

The premium option. Adjustable roof louvers open for sun, tilt for shade, and close to shed rain — with add-on screens, lighting, fans, and heaters for a true outdoor room.

Covered Porches & Covered Decks

A roof structure is the single upgrade that lets you truly live outside year-round — and it's what we're known for. Vineyard builds the best covered porches in the Tri-State: gable roofs, lean-to (shed) roofs, and hip roofs, all stick-framed on site just like your home's roof.

Every covered deck and porch addition gets engineered headers, properly sized posts, and footings designed for the load. Shingle or metal roofing, gutters, soffit, and trim are matched to your house so the structure looks original — never bolted on.

Inside, a stained tongue-and-groove or beadboard ceiling with recessed lighting and a ceiling fan makes the space feel like a real room. Add a porch swing or hanging daybed, like the one shown here, and you may never go back inside.



Covered porches are among the highest-value home additions in the Cincinnati and Dayton markets — they extend your season from early spring through late fall, protect your furniture and grill, and create the shaded gathering space Ohio summers call for. Pair one with an open composite deck or paver patio and you get the best of both: sun when you want it, shelter when you need it.

POPULAR ADD-ONS: Tongue-and-groove ceilings · Ceiling fans & recessed lights · Metal roofing · Outdoor TV & fireplace walls · Motorized screens · Electric heaters

Outdoor Fireplaces & Fire Pits

Nothing gathers people like fire. A fire pit — wood-burning or gas, in stone, block, or steel — turns any patio or deck into the place everyone ends up on a fall evening. Gas fire tables give you instant on-off with no smoke; wood gives you the crackle and the s'mores.

For a true statement, an outdoor fireplace becomes the architectural centerpiece of your covered porch or patio. It throws real heat, anchors the seating area the way a fireplace anchors a living room, and carries a mantel for the TV above — like the linear gas fireplace with stacked-stone surround below.



A fireplace on a covered deck stretches your outdoor season deep into November and brings it back in March — football Saturdays, hot chocolate in January, s'mores in July. Vineyard designs and builds gas and wood-burning outdoor fireplaces with stone or brick veneer, hearths, and TV walls, coordinated with the gas and electric trades so everything is finished the day we leave.

Outdoor Kitchens & TV Walls



An outdoor kitchen turns your backyard into a true extension of the house. It can be as simple as a built-in grill station with counter space on each side, or a full outdoor kitchen with a sink, refrigerator, storage drawers, and a bar top for guests — like the grill-and-fireplace combination above, built into a covered porch so you can cook in any weather.

Vineyard builds the structure and countertops, coordinates the gas and electrical, and sets the appliances so everything is ready for your first cookout. Granite and sintered-stone counters, stone veneer bases, and stainless components stand up to Ohio winters without a fuss.

A dedicated TV wall or media wall completes the entertaining space: a weatherproof television, sound, and ambient lighting for game day, movie nights, and everything in between. Accessory walls can also carry shelving, planters, or decorative panels — stylish focal points that add storage and function to your covered deck.

Screen Rooms & Three-Season Rooms

Want to take your covered porch a step further? A screened-in porch is the most affordable way to enjoy fresh air without the mosquitoes — built into a new covered deck or added to an existing one, with screen walls, a screen door, and optional motorized retractable screens that disappear when you want the open-air feel.

A three-season room goes further still: floor-to-ceiling windows or interchangeable vinyl panels that slide open in summer and close up for spring and fall. It's the bright, bug-free dining and living space families use from March through November.



Pictured: a Vineyard screened-in porch addition under construction — gable roof, stone column accents, composite half-walls, black aluminum railing, and full screen panels, with skirting wrapping the elevated structure below.

Room additions like these involve extra permitting and engineering. We handle the drawings, the county, and the inspections — you handle the housewarming.

Pool Decks & Multi-Level Decks



Few projects transform a backyard like a pool deck. Wrapping a composite deck around an above-ground or semi-inground pool — like the resort-style pool surround above — puts the water at deck level, adds lounging and sunbathing space, and replaces slippery, high-maintenance surfaces with cool, barefoot-friendly composite decking and code-compliant aluminum railing.

Mineral-based boards like Deckorators® Summit are our go-to around water: moisture can't hurt them, they stay dimensionally stable in full sun, and textured finishes add slip resistance where it matters most.

The same thinking powers multi-level decks and hot tub decks: tiered platforms that follow your yard's slope, switchback stairs, built-in benches, and under-deck storage that turns a walkout grade into usable space. If your lot is steep, that's not a problem — it's a design opportunity.

Patios, Hardscapes & Custom Garages

Not every outdoor space needs a deck. On a walk-out or low back door, a paver patio or stamped concrete patio is often the better answer — and hardscaping is the other half of what we build. Paver patios, concrete patios, walkways, steps, retaining walls, and seat walls give your yard structure and make the whole property feel finished. Fire pit patios and seat-height walls create permanent gathering spaces with no furniture required.

And when your project calls for real storage or workshop space, Vineyard builds custom detached garages — from a clean one-car garage to a fully finished workshop — matched to your home's siding, roofing, and trim.

COMPLETE OUTDOOR LIVING SERVICES — ONE CONTRACTOR, START TO FINISH

- Custom composite & wood decks
- Deck replacement & resurfacing
- Covered porches & covered decks
- Screened-in porches & screen rooms
- Three-season room additions
- Pergolas — wood, aluminum & louvered
- Pool decks & hot tub decks
- Paver patios & concrete patios
- Retaining walls & seat walls
- Outdoor fireplaces & fire pits
- Outdoor kitchens & grill stations
- Deck lighting & privacy screens
- Aluminum deck railing
- Custom detached garages

Because Vineyard handles decks, roofs, concrete, masonry, electrical coordination, and garages under one contract, your backyard project gets one design, one schedule, and one team accountable for the finished result — no juggling multiple contractors.

Caring for Your Deck + Warranties

Composite decking is low-maintenance, not no-maintenance. A little routine care keeps your new deck looking brand new:

Spring — hose off pollen and winter grime; use mild soap and a soft brush on stubborn spots. Skip the close-range pressure washing.

Fall — blow or sweep leaves off before they sit and stain, and keep the gaps between boards clear so water drains.

Year-round — use a grill mat, felt pads under furniture, and a plastic shovel for snow — never metal.

Just as important is knowing what stands behind your project. A strong warranty protects your investment — and says a lot about the quality of the products and the people installing them.

WHAT STANDS BEHIND YOUR VINEYARD PROJECT

Manufacturer coverage — Trex®, Deckorators®, and TimberTech® composite decking carries 25- to 50-year limited residential fade, stain, and material warranties depending on the line.

Certified-installer labor coverage — because Vineyard is TrexPro® Platinum and Deckorators® Elite certified, your project qualifies for the enhanced labor warranties these brands extend only through their top-tier contractors.

Vineyard workmanship warranty — we stand behind our craftsmanship on every deck, porch, patio, and garage we build, with a dedicated warranty process and real people who answer the phone.

Built right, a Vineyard composite deck or covered porch should still look great when your kids are grown — and composite consistently returns more of its cost at resale than wood, which loses value as it weathers. It's an investment in your home, and in a decade of easier Saturdays.

VINEYARD CONSTRUCTION COMPANY LLC

Let's Build Your Outdoor Living Space

From a simple composite deck to a multi-level backyard oasis, Vineyard Outdoor Living designs and builds it all — so you never have to juggle multiple contractors. One team. One contract. One beautiful result, backed by our workmanship warranty.

DECKS · COVERED PORCHES · SCREEN ROOMS · THREE-SEASON ROOMS
PATIOS & HARDSCAPES · PERGOLAS · FIREPLACES · OUTDOOR KITCHENS
OUTDOOR LIGHTING · CUSTOM GARAGES

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