



Porch Conversion of Seneca

Transforming Ordinary Spaces to Extraordinary Places!



YOUR GUIDE TO SUNROOMS

Porch Conversion of Seneca is an award-winning sunroom, screen porch, patio enclosure and EZE Breeze window installer for South Carolina and Northern Georgia. Our service area includes Seneca, Clemson and Greenville, SC as well as Hartwell, Anderson, Lavonia and Toccoa, GA. Call us today at 864-888-1620.

Introduction

Finally! You've reached a point where you want to make that step and add a real sunroom onto your home. This Consumer Guide from Porch Conversion of Seneca offers insights into the types of sunrooms, popular uses, construction materials, location and sizing, warranties and what to expect during the building process.



Types of Sunrooms

First of all, there is more than one term associated with "sunroom."

For example, "Florida Room," as you might guess, grew into popularity during the housing boom of the 1950's and 1960's in Florida. In Europe, particularly England, the term "conservatory" is popular, but you may also hear them called "solariums," "patio enclosures," "patio rooms," "porch conversions" and yes, "sunroom," which became the common term during the 1980s.

Porch Conversion of Seneca provides the following types of sunrooms:

A room addition onto a home with glass windows.

These are often called "All Season" or "4 Season Rooms," and include heating, air conditioning, electrical, and other luxury items like a hot tub or jacuzzi.

Because they add to the heated living space of a home, they often increase the value of the home, but require additional building permits. Room additions with hip or gabled roofs offer a stunning addition. Of course, cost is a factor as well.

3 Season Sunrooms with aluminum frame construction and durable vinyl sliding windows and doors.

This is probably the most popular construction method. For example you have a backyard patio but it is a concrete or brick pad with no roof or walls. Basically, it is an open space where you might grill or have a picnic table. Porch Conversion of Seneca can build an affordable sunroom using high-quality, long-lasting extruded aluminum and 4Track Sliding Vinyl windows and doors from national manufacturers. These may require installation of a sloped (shed) or gable style roof. Porch Conversion of Seneca will work with you so you can decide which scenario works best for you.

Porch Conversion sunroom.

There are two types of porch conversions:

Convert a screened porch into a sunroom.

Depending on the age and condition of your existing screened porch, Porch Conversion of Seneca may be able to measure your frame openings and door openings, and replace with new 4Track Vinyl Sliding window. Transom and kicker openings (top and bottom of your walls), may also be improved during the process. A new door may be installed also.

Patio enclosure. Some patio enclosures consist of a roof and posts that create a covered area below for your outdoor use. However, you may want to enclose the patio with Porch Conversion of Seneca expanding the enclosure to include 4Track Vinyl Sliding Windows and Doors.



Getting The Most Out Of Your New Outdoor Living Space

Porch Conversion of Seneca has worked with hundreds of homeowners and built many different styles of sunrooms. See our Gallery on our website: <https://porchconversionofseneca.com>. It's been our experience that the happiest homeowners are those who plan how they will use their new sunroom. For example:

- Add new furnishings, including outdoor style furniture, tables and chairs for meals and entertaining
- Include decorative plants and flowers in selected places to "bring the outdoors inside."
- Add sunroom window shades to those walls that face the rising or setting sun during certain hours of the day
- Include entertainment centers, like digital TVs so children or grandchildren can enjoy movies or play video games.
- Custom exterior lighting to accent the new room, particularly if it is near a pool.
- Install indoor/outdoor carpeting.
- Depending on the size of the sunroom, you may want to add more than one door.
- If you think you may want to add a spa in the future, speak with Porch Conversion of Seneca so the sunroom is constructed with those plans in mind.

Size And Location

Most sunrooms are built as “add-ons” to the rear of the home. You may have a special situation with how your house is built. Perhaps the back of your house has different wall sizes, or maybe you’d like the sunroom built as a second story above your existing patio. We’ve seen a lot of different configurations.

Size and location will affect construction costs, of course. Before you make your mind up, have a general idea of what you like and meet with Porch Conversion of Seneca to finalize your plans.

In general, sunrooms can be 200 square feet, or any size above that as all construction is custom to your situation.



4Track Sliding Vinyl Windows or Glass. Which is right for you?

The answer is: it depends. Refer back to the types of sunrooms we described earlier. A room addition that requires modifying the existing house structure by opening a back wall, adding more doors, changing the walls inside the house, probably should include glass windows. Porch Conversion of Seneca can blend this new addition into your home's décor to enhance its appearance and value.

4Track Sliding Vinyl Windows are made of strong composite vinyl that resists extreme weather changes. They are easy to clean, and because they often include screens, can "open the walls" of a sunroom so you can enjoy the breeze and fresh air without intruding critters.



Construction Costs

There is no “pat” answer to the question: how much does a sunroom cost? Per square foot construction can vary between \$120 and \$300. DIY pre-built kits do not include installation costs, which often involve a contractor’s labor. It’s best to understand each sunroom project depends on the location, size, design, usage and budget of the homeowner.

The cost of a sunroom can range from \$8,000 to \$80,000. A Porch Conversion of Seneca representative will be happy to consult with you on your sunroom ideas and budget



Warranties

As with any consumer purchase, it is important for you to understand all the manufacturer warrantied associated with your sunroom. Porch Conversion of Seneca will review these with you. Most manufacturer’s warranties cover manufacturing defects, but exclude common wear and tear.

The construction phase—what should you expect?

- First and foremost, we maintain open lines of communication throughout the project so you understand each step along the way
- Materials are ordered and installation construction begins after contracts are signed, and deposits have cleared. We’ll make sure you understand and agree to our terms. Any additional construction work not in the original design is considered a change order and will be quoted and approved by you before that work is added to the project. Change orders can also affect completion time.
- Planning ahead is important. Sunroom construction can take as little as 3 weeks or as long as 3 months, depending on your project. For example, if you are planning to use a sunroom for a high school graduation party, don’t wait until the end of April to decide.
- Keeping your yard and home clean during the project is important. Debris and construction waste is removed while we are working on site.
- Our installers are trained, polite and happy to explain and answer any questions you may have.
- Weather delays. Storms, high winds or generally inclement weather can slow down a project. We wish we could control Mother Nature, but haven’t quite figured that out yet.

Selecting Your Sunroom Builder

As with any major investment, the reputation, character and performance of any builder is of prime importance. Porch Conversion of Seneca has a long history of successful projects and customer satisfaction in both South Carolina and North Georgia.

We understand home owners may want to receive estimates on the project and interview several builders. That's fine with us. Here are our recommendations:

- Avoid the "one stop closer" sales person who pressures for signature and check on the first appointment. Their technique is to keep changing the offer, or finance rates until you agree.
- Ask for references.
- How long have they been in business? Are they leased and insured?
- Are they local? Are their crews trained?
- Do they specialize in sunrooms, or other outdoor living spaces, or are they a "soup to nuts" company with no particular specialty but claim to excel in everything.
- Are their vehicles clean and clearly marked?
- Are they willing to return to discuss with you any issues or concerns?

Conclusion

Thank you for taking the time to read Porch Conversion of Seneca's Consumer Guide to Sunrooms. We trust you found the information useful. Call us at 864-888-1620 to set an appointment with our sales representative to discuss your sunroom. We look forward to helping make your dreams of outdoor living a reality.

