

Before you ask anyone for a pavilion quote

Have these in hand and the free design meeting answers twice as much.

Your lot

- ☐ Plat or survey showing property lines and easements (utility, drainage). Olathe and Shawnee prohibit building in them; Lenexa wants them on the plot plan.
- ☐ Your permitting jurisdiction (city or unincorporated county) — from your tax statement or the county parcel viewer, not your mailing address.
- ☐ Your city's accessory-structure setbacks and height cap (see kcpavilionbuilders.com/permits/).
- ☐ HOA covenants and the architectural-review form, if you have an HOA.

Your site

- ☐ Photos: from the back door looking out, from the far corner looking back, and of the existing patio surface and edges.
- ☐ Existing patio: approximate age, thickness if known, any cracks or heaving, pavers over concrete or sand.
- ☐ Access: gate width, path from the driveway to the site, slopes, anything a wheelbarrow or small machine can't pass.
- ☐ Drainage: where water sits after a storm.
- ☐ Trees and roots near the site; overhead lines.

Your house

- ☐ Roof pitch and shingle color (a photo of the roof from the yard).
- ☐ Location of the electrical panel and its distance to the pavilion site.
- ☐ Where the hose bib and any gas line are.

Your pavilion

- ☐ Furniture list with dimensions (dining table size, sectional, grill).
- ☐ Features: fans, lights, outlets, TV, heaters, screens, fireplace, kitchen.
- ☐ Preferred size from the size guide (kcpavilionbuilders.com/guides/pavilion-size-and-layout/).
- ☐ Roof preference: shingles matched to the house, or standing seam.
- ☐ Budget range and timing (spring fills first).
- ☐ Your Instant Estimate printout (kcpavilionbuilders.com/pavilion-cost-calculator/).

Questions to ask every builder

- ☐ How many piers, how deep, and what post base?
- ☐ What is under the roofing — sheathing, underlayment, ice barrier?
- ☐ Who pulls the building permit and the electrical permit?
- ☐ Are HOA drawings included?
- ☐ What is excluded? (Ask for the list in writing.)
- ☐ Warranty terms, in writing.
- ☐ Fixed price, or what can change it?