



Deck and Patio TuneUp Opens Summer Build Season for Outdoor Living

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Deck and Patio TuneUp has entered its peak summer building season with a design-first process that begins every coastal project in 3D before any framing is set. The North Carolina general contractor, which serves Wilmington, Hampstead, and the surrounding coastal Carolinas, builds custom decks, screened porches, pergolas, outdoor kitchens, and complete outdoor living spaces for residential and commercial properties.

The company starts each project with in-house design rather than off-the-shelf plans. Homeowners review three-dimensional renderings, two-dimensional floorplans, and permit-ready drawings that show how a deck, porch, shade structure, and lighting will fit together before construction begins. According to the company, planning the full layout at the design stage reduces costly changes once a build is underway and helps a finished space match how a household actually uses it.

"Designing in 3D first is the difference between a deck that looks good in photos and an outdoor space a family uses every evening," said Mark Pacheco, co-owner of Deck and Patio TuneUp. "We want clients to

see the whole space, including how they move through it, before we build a single section."

Coastal construction drives many of the company's material and foundation decisions. Salt air, humidity, sandy soils, and storm exposure place demands on an outdoor structure that inland projects do not face. To address those conditions, Deck and Patio TuneUp specifies marine-grade lumber for waterfront and salt-exposed framing and matches each foundation to its site, using driven piling or traditional concrete footings depending on soil and load. For elevated decks, the company installs the Trex RainEscape under-deck drainage system, which channels water away from the structure and turns the area beneath a raised deck into usable, dry space.

The company works in low-maintenance materials suited to the regional climate, including composite and PVC decking, along with railing, lighting, and privacy systems from manufacturers such as TimberTech, Deckorators, Barrette Outdoor Living, and Equinox. Its broader range covers covered and screened porches, sunrooms, pergolas and pavilions, gazebos, and outdoor kitchens, all designed as part of a single connected outdoor living space rather than separate additions.

"The coast is not forgiving of shortcuts under the surface," said Jeff Hamilton, co-owner of Deck and Patio TuneUp. "The framing and foundation are where a deck either lasts a decade or starts failing in a few seasons, so that is where we focus first."

Founded in 2013, Deck and Patio TuneUp is a licensed general contractor in North Carolina, holding License #81496, with licensing that extends into South Carolina. The company holds an A-plus rating from the Better Business Bureau and is a member of the North American Deck and Railing Association. Each build is backed by a 10-year limited structural warranty, alongside manufacturer warranties from TimberTech, Barrette Outdoor Living, and Equinox.

Projects run through dedicated design and project management staff, which the company says keeps a single point of accountability from the first design consultation through final construction. Work spans new construction across New Hanover, Brunswick, and Pender counties and northeastern South Carolina.

Deck and Patio TuneUp is a residential and commercial deck and outdoor living contractor based in Wilmington, North Carolina, with a second location in Hampstead. Owned by Mark Pacheco and Jeff Hamilton, the company designs and builds custom decks, porches, sunrooms, pergolas, and complete outdoor living spaces for coastal North Carolina and northeastern South Carolina. Founded in 2013, it is a licensed general contractor in North Carolina (License #81496) and South Carolina, holds an A-plus rating from the Better Business Bureau, and is a member of the North American Deck and Railing Association.

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