

TEMPLATE · CONTRACTOR

15 questions to ask a deck contractor

Print one copy per contractor you're interviewing. Note their answers in the margin during the meeting — not after.

§ I. CREDENTIALS

- Are you the owner of the company, or will the build be subbed out? Who runs the crew on site?
- May I see your current general-liability insurance certificate and workers' compensation certificate?
- Can you give me three reference projects from the last 18 months I can drive past?

§ II. TECHNICAL DETAIL

- What pier depth and bell-bottom diameter do you use for the expansive clay across DFW?
- Joist size and spacing for the span we discussed?
- How do you flash the ledger against the brick veneer, and how do you handle the weep holes?
- Decking fastener system — face screw, hidden clip, or plug system?
- If the deck is over 30 in off grade, how do you handle the IRC guard requirement?
- How do you handle stair geometry — are rise and tread within IRC tolerance?
- Do you pull the permit, or do I? Who handles inspections?

§ III. MONEY + WARRANTY

- What is the payment schedule? (Watch for over-50% deposits.)
- Do you provide the mechanics-lien waivers required under Texas Property Code Ch. 53?
- What does the warranty cover, what voids it, and who pays for return visits?
- If a board fails in year 3, what is the actual call-back process?
- Are there any items you've explicitly excluded from this quote?