

TEMPLATE · COMPARISON

Quote comparison worksheet

Three contractor quotes will look unintelligibly different on first read. This worksheet translates them into one shape so you can compare apples to apples.

§ I. CONTRACTOR IDENTIFICATION

ROW	CONTRACTOR A	CONTRACTOR B	CONTRACTOR C
Company name			
Years in business			
GL + workers' comp verified?			
License / permit handling			
Pier depth + bell diameter			
Joist size & spacing			
Decking material + grade			
Railing material + per-ft rate			
Stairs — number + per-step rate			
Demolition included? (\$)			
Permit included? (\$)			
State sales tax included?			
Deposit %			
Payment milestones			
Retainage / lien-waiver process			
Warranty — years on framing			
Warranty — years on decking			
Return-visit policy			
Start date / lead time			
TOTAL PROJECT (USD)			

§ II. COMPARE IN THIS ORDER

- Piers (depth, bell diameter) — biggest predictor of 20-year durability on DFW expansive clay
- Framing (joist size + spacing) — affects bounce and feel underfoot
- Decking material — biggest line-item cost difference
- Railing — usually the biggest per-foot price variance between quotes

Demolition — the most commonly omitted line; quotes that exclude it look artificially cheap