

Deck Scope

Project Address _____

Project Information

Scope summary (1 to 2 sentence project description)

Example: re-deck existing attached rear deck with composite, full replacement with new structure, or targeted board repair.

Project address

Occupancy status

- | | |
|--|---------------------------------|
| <input type="checkbox"/> Occupied | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Tenant occupied | <input type="checkbox"/> Other |

Access and protection notes

1.0 Project Overview

Type of project

- | | |
|---|--|
| <input type="checkbox"/> Repair (targeted boards / components) | <input type="checkbox"/> Re-deck / resurface (new boards, reuse framing) |
| <input type="checkbox"/> Partial rebuild (some structural work) | <input type="checkbox"/> Full replacement (all new structure) |
| <input type="checkbox"/> New deck build | <input type="checkbox"/> Other |

Approximate deck area (sq ft or dimensions)

Deck location and attachment

2.0 Components Included

Components in scope

- | | |
|---|--|
| <input type="checkbox"/> Deck boards (surface) | <input type="checkbox"/> Framing (joists, beams, posts) |
| <input type="checkbox"/> Ledger board | <input type="checkbox"/> Railings / guardrails |
| <input type="checkbox"/> Stairs and stair rails | <input type="checkbox"/> Landings |
| <input type="checkbox"/> Fascia boards | <input type="checkbox"/> Skirting / under-deck enclosure |
| <input type="checkbox"/> Under-deck drainage system | <input type="checkbox"/> Deck lighting |

Component scope and exclusion notes

3.0 Deck Board Material

Surface board material

- | | |
|--|---|
| <input type="checkbox"/> Composite (e.g. Trex, Azek, TimberTech) | <input type="checkbox"/> PVC / cellular PVC |
| <input type="checkbox"/> Pressure-treated wood | <input type="checkbox"/> Cedar or redwood |
| <input type="checkbox"/> Contractor recommend | <input type="checkbox"/> Other |

Product, brand, or color if known

Finish for natural wood boards

- | | |
|--|--|
| <input type="checkbox"/> Stain (semi-transparent or solid) | <input type="checkbox"/> Paint / deck paint |
| <input type="checkbox"/> Clear sealer | <input type="checkbox"/> Excluded — separate scope |
| <input type="checkbox"/> N/A — composite / PVC | |

4.0 Framing and Structural

Framing scope

- | | |
|---|--|
| <input type="checkbox"/> Reuse existing framing if sound | <input type="checkbox"/> Replace all framing |
| <input type="checkbox"/> Contractor to verify after board removal | <input type="checkbox"/> New ledger board and flashing |
| <input type="checkbox"/> Repair ledger only | |

Framing and ledger notes

Note whether ledger flashing at house connection is included.

5.0 Footings and Sitework

Footing / post scope

- | | |
|---|---|
| <input type="checkbox"/> New concrete footings | <input type="checkbox"/> Helical pier footings |
| <input type="checkbox"/> Surface-mount post hardware (no digging) | <input type="checkbox"/> No footing work — reuse existing posts |
| <input type="checkbox"/> Contractor recommend | |

Sitework requirements

- | | |
|--|--|
| <input type="checkbox"/> 811 / Dig Safe utility locate before excavation | <input type="checkbox"/> Excavation included |
| <input type="checkbox"/> No excavation required | <input type="checkbox"/> Not sure |

Footing and sitework notes

6.0 Hidden Structural Conditions

If damaged framing, ledger, or footings found

- | | |
|--|---|
| <input type="checkbox"/> Stop and quote separately before structural repair proceeds | <input type="checkbox"/> Include an allowance in the base bid |
| <input type="checkbox"/> Unit prices per joist, post, or footing | <input type="checkbox"/> Not sure |

Hidden-condition handling notes

7.0 Railings, Stairs, and Code Compliance

Rails and stairs scope

- | | |
|---|--|
| <input type="checkbox"/> Code-compliant guardrails included | <input type="checkbox"/> Handrails on stairs included |
| <input type="checkbox"/> Stair build included | <input type="checkbox"/> Landings included |
| <input type="checkbox"/> Rails excluded from this scope | <input type="checkbox"/> Stairs excluded from this scope |

Railing style, material, and code notes

Permit and inspection

- | | |
|--|---|
| <input type="checkbox"/> Contractor handles permit | <input type="checkbox"/> Owner handles permit |
| <input type="checkbox"/> Permit not expected | <input type="checkbox"/> TBD |

8.0 Exclusions and Open Items

Excluded or pending

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Structural engineer letter (if required) | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> Under-deck drainage | <input type="checkbox"/> Skirting |
| <input type="checkbox"/> Staining / sealing | <input type="checkbox"/> HOA approval |
| <input type="checkbox"/> Other | |

Exclusions and open-item notes

9.0 Contractor Notes / Clarifications

Contractor Information / Bid Amount

Company name

Estimator / contact name

Phone

Email

Base bid amount

Hidden-structure allowance / unit price

Bid exclusions or assumptions

Homeowner Sign-Off

Name

Date

Signature
