

Outdoor Living Quote Comparison Checklist

Use this to compare deck, porch, and sunroom estimates (NC Piedmont).

License & legitimacy

- Contractor provides NC license number and you can verify it online.
- Proof of insurance provided (liability + workers' comp as applicable).
- Written contract includes company name, address, and scope.

Permits & inspections

- Contractor (not homeowner) pulls permits and schedules inspections.
- You know which municipality/county has jurisdiction and what inspections are expected.
- Electrical/plumbing/HVAC work is permitted and inspected when required.

Scope clarity (apples-to-apples)

- Demolition/removal/disposal is clearly included.
- Structural work (footings, beams, ledger, rot repair) is specified.
- Roof tie-in/flashing/waterproofing details are included (if applicable).
- Materials are specified by brand/series or clear quality level (not "builder grade").

Budget protection

- Allowances are clearly listed with realistic assumptions.
- Change order process is written and requires your approval BEFORE work proceeds.
- You receive a detailed written quote and (ideally) a price-lock once plans are set.

Timeline & communication

- A realistic schedule is provided before construction starts.
- You know who your point of contact is during the build.
- Update cadence is clear (e.g., weekly updates).

Finish & durability

- Railing/stairs/fascia are specified and priced (if applicable).
- Warranty terms are written and easy to understand.
- Plan includes long-term water management at all tie-ins.

Tip: Bring this checklist to your on-site consultation. A good contractor will welcome these questions.

Ready for a written estimate? Request your free design & quote at littlecreekconstruction.com/contact-little-creek-construction/