

# 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/](https://littlecreekconstruction.com/contact-little-creek-construction/)*