

# Deck Builder Vetting Checklist

The questions to ask before you hire anyone

Before you let anyone build your deck, work through this checklist. Verify everything yourself — do not take a builder's word for it.



## — License & insurance

- Is the builder licensed for deck/construction work in your area? (Verify the number yourself.)
- Do they carry general liability insurance and workers' compensation? (Ask for a certificate.)
- Will they pull the permit, and is that in writing?

## — Track record

- Can they show recent deck projects like yours?
- Will they give references you can actually call?
- Any reviews or complaints you can find independently?

## — The contract

- Written scope: material, size, railings, stairs, footings
- Total price and a clear payment schedule (avoid large upfront deposits)
- Start and finish dates, and what happens if they slip

- Warranty on labor and on the decking material
- How change orders are priced and approved



**— Red flags — walk away if**

- They want a large cash deposit before any work
- They won't pull a permit or say you don't need one
- They can't show a license or proof of insurance
- The bid is far below everyone else with no explanation