

TEMPLATE · CONTRACTOR

15 questions to ask a deck contractor

Print one copy per contractor you're interviewing. Note their answers in the margin during the meeting — not after.

§ I. CREDENTIALS

- Are you the owner of the company, or will the build be subbed out? Who runs the crew on site?
- May I see your current WSIB clearance certificate and general-liability insurance certificate?
- Can you give me three reference projects from the last 18 months I can drive past?

§ II. TECHNICAL DETAIL

- What footing depth do you use in the GTA? (Below the frost line is 4 ft.)
- Joist size and spacing for the span we discussed?
- How do you flash the ledger to the house, and how do you handle the existing siding?
- Decking fastener system — face screw, hidden clip, or plug system?
- If the deck is over 5 ft 11 in off grade, is the guard engineered, and by whom?
- How do you handle stair geometry — are rise and tread within OBC tolerance?
- Do you pull the permit, or do I? Who handles inspections?

§ III. MONEY + WARRANTY

- What is the payment schedule? (Watch for over-50% deposits.)
- How do you treat the Construction Act lien holdback in Ontario?
- What does the warranty cover, what voids it, and who pays for return visits?
- If a board fails in year 3, what is the actual call-back process?
- Are there any items you've explicitly excluded from this quote?