



BUILD YOUR DREAM
E X T E R I O R S

FREE HOMEOWNER CHECKLIST

10 questions to ask before hiring a siding or deck contractor

Choose with confidence.
Get the details in writing.

Licensing. Scope. Materials. Payments. Warranties.

YOUR HOME. YOUR QUESTIONS.

A practical guide to comparing contractors.

Start with the right team.

Ask these questions before you compare prices or sign a proposal.

01 Is your license active and right for this work?

Match the business name, license status and classifications to the company preparing your estimate. Check directly with California CSLB.

- ☐ Ask for: License number and the exact business name on the contract.

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02 What insurance applies to my project?

Clarify general liability and workers' compensation coverage, who will be on site and how subcontractors are handled.

- ☐ Ask for: Current insurance information and the names of subcontractors.

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03 What is included in the written scope?

Compare removal, preparation, installation, trim, flashing, disposal and cleanup. Make sure exclusions are just as clear as inclusions.

- ☐ Ask for: An itemized scope with quantities, allowances and exclusions.

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COMPARE THE SAME WORK

A lower price may cover less preparation, fewer repairs or a different material. Line up the scopes before you line up the totals.

Know what you are buying.

A clear plan connects the material choices to the work behind them.

04 Which materials will you install?

Confirm brand, product line, profile, color and finish. Discuss maintenance, sun and moisture exposure, and installation requirements.

- ☐ Ask for: Siding: weather barrier + flashing. Deck: framing, fasteners + railings.

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05 How will hidden damage be handled?

Ask how concealed rot, framing or sheathing damage is documented and priced. Agree on a written change approval process before extra work begins.

- ☐ Ask for: Photos, repair pricing and a written change-order process.

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06 Who handles permits and inspections?

Confirm which approvals the project needs, who obtains them, who schedules inspections and whether fees are included in the estimate.

- ☐ Ask for: Written responsibility for approvals, fees and inspections.

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07 What schedule should I expect?

Discuss lead times, the anticipated start and finish, site access, weather delays and the person who will provide updates.

- ☐ Ask for: A proposed schedule and a named project contact.

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Agree on the final details.

Set expectations for payments, coverage and the handoff of your project.

08 What are the payment milestones?

Ask for amounts and due dates tied to defined progress. Clarify the deposit, how changes are billed and what triggers the final payment.

- ☐ Ask for: A written payment schedule you understand before signing.

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09 What warranty is included?

Separate the manufacturer's product warranty from the contractor's workmanship coverage. Ask about duration, exclusions, maintenance and claims.

- ☐ Ask for: Both written warranties and the contact for each type of claim.

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10 How will we review the completed work?

Agree on site cleanup, a final walkthrough and a punch list. Confirm how unfinished items will be resolved and which records you will receive.

- ☐ Ask for: A closeout plan, warranty documents and relevant inspection records.

NOTES

BEFORE YOU SIGN

Keep the proposal, approved changes, product selections, receipts and project photos together. Resolve unclear answers in writing.



COMPARE WITH CONFIDENCE

Your contractor comparison

Use one column for each estimate. Note missing details before deciding.

ITEM TO CONFIRM	CONTRACTOR A	CONTRACTOR B	CONTRACTOR C
Business name / license			
Insurance information			
Scope + exclusions			
Materials + finish			
Hidden-damage process			
Permits + inspections			
Start / finish dates			
Total + payment milestones			
Written warranties			
Walkthrough + closeout			

MY NEXT STEP

LET'S TALK ABOUT YOUR PROJECT.

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