

Job Ticket — Deck Replacement + Back Door Repair (Rancher Home)

Lead Snapshot

- How they found us: Google → asked friends → checked our social media (positive impression).
- Home type: Rancher.
- Main pain points: 30+ year-old deck sagging; back door hasn't closed properly for years; limited budget; pets on site.
- Scope preference: Remove existing deck and replace with a smaller one.
- Urgency/tone: Wants action soon ("before my wife divorces me").

Key Tasks (Estimate & Assessment)

1) Deck Safety & Structure Assessment

- Inspect for rot, sagging joists, ledger attachment, flashing, posts/footings, railing integrity, stairs.
- Photograph problem areas; note code/safety deficiencies.

2) Removal Plan

- Determine demo method, waste volume, and disposal logistics.
- Confirm access for trailer/bin; protect lawn/garden.

3) Replacement Options (Value-Engineered)

- Layout and reduced footprint (confirm desired size).
- Material options by budget: pressure-treated (entry), cedar (mid), composite (low-maintenance).
- Simple railing kit vs. custom; stair count/position.
- Footings: concrete vs. helical piles (compare time/ground disturbance).
- Surface drainage & flashing details to protect siding/threshold.

4) Back Door Diagnosis & Fix

- Check hinges/screws, reveal, hinge shims, strike plate alignment, latch, threshold/sill, weatherstripping, door warp.
- Quote: adjust/repair vs. replace slab or prehung (good/better/best).

5) Pets & Site Protection

- Temporary barriers/gates; debris control; daily tidy; noise/time windows.

6) Budgeted Proposal

- Provide good / better / best options with itemized line items: demo & disposal; framing & footings; decking & fasteners; railing & stairs; door repair/replacement; permits/inspection (if needed); site protection & cleanup.

- Note any DIY-friendly tasks the homeowner could take on to reduce cost (e.g., staining, simple landscaping touch-ups).

Measurements & Notes to Capture On-Site

- Existing deck L × W, height above grade, clearance to doors & windows.
- Joist size/spans, beam size/spans, post spacing, ledger condition & flashing.
- Distance to property lines/fences; any utilities below/near deck.
- Stair location, rise/run, number of treads.
- Door frame plumb/square readings; latch alignment; threshold condition.
- Access path width/grade for bin/trailer.
- Photos: overall, under-deck, ledger, posts, stairs, door close-ups.

Questions to Ask During the Visit

Usage & Design

- What new size do you want (approx. L × W) and primary use (coffee spot, grill, two chairs)?
- Seating/grill placement? Need stairs or okay with one low platform?
- Preference for railing style (kit vs. custom) or no railing if height allows?
- Any desire for privacy screen, gate for pets, or simple lighting now or later?

Budget & Options

- Comfortable budget range? (Helps tailor good/better/best.)
- Are you open to pressure-treated framing + PT decking as the most economical? Would you consider cedar or composite if we can value-engineer elsewhere?
- Okay with exposed fasteners (cheaper) vs. hidden clip systems?

Timeline & Logistics

- Ideal start date and any blackout dates?
- Pets: names, containment plan, and work-hours considerations?
- Access for equipment/bin; any areas to protect (sprinklers, garden beds)?

Compliance & Constraints

- Municipality/HOA considerations? Any permit triggers (deck height/railing) we should align with?
- Any known easements, buried lines, or septic fields near the deck area?

Back Door

- Replace or repair preference if a quick fix won't hold? Desired finish/colour if replacement.
- Any drafts/leaks or water marks around the sill?

Cost-Saving Ideas to Approve

- Simplify shape (rectangle vs. angles), standard stair width, railing only where required.

- PT decking now with the option to upgrade boards later.
- Homeowner handles stain/seal after cure.

Risks / Watchouts

- Hidden rot at ledger or rim joist requiring remediation.
- Footing issues (frost heave/undersized) increasing scope.
- Door warp beyond adjustment → replacement recommended.

Deliverables After Visit

- Written estimate with 3 options (good/better/best) + scope notes.
- Sketch or simple plan view with dimensions.
- Material spec sheet (framing, decking, fasteners, railing).
- Schedule window and permit note (if applicable).

Materials Cheatsheet (Budget to Premium)

- Decking: PT → Cedar → Composite.
- Railing: None (if code allows) → PT/metal kit → Custom.
- Footings: Concrete → Helical (faster/less disturbance but higher cost).
- Door: Hinge/strike adjustment → Hardware & weatherstrip refresh → New prehung.