

Sample Deck Co.

PROPOSAL
No. SAMPLE · v1

Deck Construction Proposal

Homeowner residence — cut-corner deck

Thank you for walking the yard with us. This proposal prices the design we reviewed together — the same design the permit set and the construction set are drawn from.

PREPARED FOR

Pat Homeowner
pat@example.com
100 Sample Lane
Anytown, ST
00000

PREPARED BY

Sample Deck Co.
(555) 555-0148
office@sampledeck.example.com
sampledeck.example.com
1 Example Way, Anytown

PROPOSAL NO.

SAMPLE

REVISION

v1

ISSUED

10/22/2026

VALID THROUGH

11/21/2026

PROJECT SUMMARY

Homeowner residence — cut-corner deck for Pat Homeowner at 100 Sample Lane. Pricing is held through 11/21/2026.

DESIGN SPECIFICATIONS

DECK SIZE

23'-5" × 13'-7" (314 sq ft), 5'-1" above grade

SHAPE

Rectangular with 2 45° chamfered corners (front-left 2'-3", front-right 1'-7")

DECKING

Composite — boards run parallel to the house

RAILINGS

36-inch aluminum railing on front, left, right

STAIRS

L-shaped (90° turn at a landing) stairs descend from the front edge, 44 inches wide with sloped handrails on both sides

SCOPE OF WORK

Build a new composite deck off the back of the house: 23'-5" along the house and 13'-7" out, 5'-1" above grade, 314 sq ft, with both front corners cut at 45°. Attach it to the house rim with a flashed ledger and the lateral-load connection the permit set details.

Excavate and pour the footings the foundation plan schedules. Frame with pressure-treated 6x6 posts, a built-up beam set back so the joists overhang it to the cut corners, and 2x10 joists at 16" on center in joist hangers — every member sized from the AWC DCA 6-2015 tables the permit set cites.

Install composite decking with hidden fasteners and a fascia on the open rims, 36" aluminum guardrail on every open side, and an L-shaped stair off the front that turns left at a landing and runs down to a concrete pad, with graspable handrails on both sides.

Permit drawings, inspections, haul-away and final clean-up included.

INVESTMENT

Materials

62 line items, itemized in the appendix

\$14,473.51

Labor

\$6,133.67

TOTAL INVESTMENT

Materials and labor. Permit fees and site conditions per the scope above.

\$20,607.18

TERMS & CONDITIONS

40% deposit on signing, 50% at framing inspection, 10% on completion. Price valid for 30 days. Permit fees billed at cost.

ACCEPTANCE

PROPOSAL NO.

SAMPLE · v1

TOTAL INVESTMENT

\$20,607.18

VALID THROUGH

11/21/2026

HOMEOWNER

CONTRACTOR

SIGNATURE

Pat Homeowner

DATE

SIGNATURE

Sample Deck Co.

DATE

Return the signed page to us to accept. Approving digitally is fine — email a photo or a scan to office@sampledeck.example.com. Quote proposal SAMPLE (v1) on anything you send.



SCAN TO SAVE
OUR CONTACT

Estimate only — not an engineered design. Spans and sizes are screened against the AWC DCA 6-2015 / IRC prescriptive baseline at 40 psf live + 10 psf dead load; quantities are takeoff arithmetic and trade practice, which those documents do not publish. Local codes and amendments vary; your Authority Having Jurisdiction (AHJ) and a licensed design professional govern. Verify everything with a permit and a licensed pro before ordering or building.

APPENDIX - BILL OF MATERIALS

ITEM	QTY	UNIT	UNIT PRICE	AMOUNT
Composite Deck Board — Grooved field, 5.5" × 16' (waste incl.)	43	ea	\$67.60	\$4,792.60
Composite Deck Board — Square-edge perimeter / picture frame, 5.5" × 16' (waste incl.)	5	ea	\$67.60	\$338.00
Fascia / Rim Trim — 1×12 × 12'	5	ea	\$67.60	\$480.66
2x10 Pressure-Treated Joist @ 16" OC × 14' sticks (Southern Pine No. 2; main deck 13.6' run — 21 joists)	21	ea	\$25.03	\$767.19
Rim Joist — 2x10 PT × 16' (covers 96 lf)	6	ea	\$28.60	\$188.76
Joist Blocking — 2x10 PT × 16' (covers 24 lf)	2	ea	\$28.60	\$62.92
Guard-Post Blocking — 2x10 PT × 16' sticks (yields 24 blocks @ 14.5", 2 per guard post)	2	ea	\$28.60	\$62.92
(2)2x10 Pressure-Treated Beam (per DCA6-2015 Table 3A) — 2x10 × 16' sticks (Southern Pine No. 2, Table 3A Southern Pine column; 2 plies × 1 line @ 23.4' = 47 lf of ply; splices land over posts and are not laid out here)	3	ea	\$33.80	\$130.29
6x6 Pressure-Treated Post × 8' (Southern Pine No. 2, Table 4 Southern Pine column; cut ~3.5': 5.1' deck height less 19.5" of deck board + joist + dropped beam, bearing on a post base at the pier top — shortest stock that covers it, trade practice)	5	ea	\$49.40	\$459.20
Joist Hangers — LUS Series	17	ea	\$3.38	\$63.21
Post Bases — ABA Series	5	ea	\$20.80	\$114.40
Joist Hangers — LUS Series, double (2-ply), at the doubled outer joists (verify part)	2	ea	\$3.38	\$7.44
Post Caps — beam to 6x6 post, sized to the (2)2x10 beam (one per deck post, DCA6-2015 p.10, Figure 8B — verify part; fasteners per the cap maker, not on this sheet)	5	ea	\$20.80	\$114.40
Diagonal Corner Braces — 2x4 PT × 8' (2 braces per stick, one at each end post of every beam line, 2'-0" down the post and 2'-0" along the beam; braces × 2 — DCA6-2015 p.10, Figure 10)	1	ea	\$9.10	\$10.01
Brace Lag Screws — 1/2" with washers, 2 per brace (braces × 2 — DCA6-2015 p.10, Figure 10)	4	ea	\$1.82	\$8.01
Ledger Lag Bolts — 1/2" × 3-1/2" (at the DCA6-2015 Table 5 spacing for this deck, 15" OC along 24 lf of ledger, plus the closing bolt; Table 5 fn.1 — the tip must pass the inside face of the band joist, so check the length against your own assembly)	20	ea	\$1.82	\$40.04
Lateral-Load Hold-Down (min. 1,500 lb ASD; e.g. Simpson DTT2Z or eq. — verify part)	2	ea	\$18.20	\$40.04

ITEM	QTY	UNIT	UNIT PRICE	AMOUNT
Continuous Ledger Flashing + Caulk — 10' stick/roll (keeps water off the house band joist, DCA6-2015 Table 5 fn.3) (covers 24 lf of ledger)	3	ea	\$15.60	\$51.48
Hidden Deck Clips (Trex Hideaway-style; 2.4 per sq ft of grooved field at 16" OC, this deck 16"; 90 per bucket)	8	bucket	\$91.00	\$800.80
Deck Screws + Color Plugs — square-edge boards face-screwed at every joist, one plug per screw (2 per foot of board at 16" OC, this deck 16" — trade practice; plus 2 per stringer at every stair tread)	214	ea	\$0.24	\$56.50
Framing Nails — 16d Sinker (general face and toe nailing; hanger and post-base nails are their own lines)	7	lb	\$3.12	\$24.02
Aluminum Railing — 6' section	10	ea	\$175.50	\$2,436.80
Level-Rail Newel Post (36" guard height)	12	ea	\$62.40	\$823.68
Post Base / Top Rail Connectors	24	ea	\$14.30	\$377.52
Stair-Rail Newel Post — 34" guard height at the nosing line (1 per sloped rail run, at the foot: the head lands on the deck's own guard post — trade practice)	4	ea	\$67.60	\$297.44
Stair Rail Swivel Brackets — 2 per sloped rail run, one at the head and one at the foot (trade practice)	8	ea	\$11.70	\$102.96
Stair Stringers — 2x12 PT x 8' (2 flights x 5 per 44" flight @ ~11" o.c. — composite treads: min 4, max 12" o.c., Trex stair chart — verify your product; 8 risers total)	10	ea	\$27.04	\$1,197.44
Stair Stringer Hangers — sloped, one per stringer at each flight top (min. 625 lb vertical capacity, DCA6-2015 Figure 31 — verify part)	10	ea	\$3.38	\$37.18
Stair Base Posts — 4x4 PT x 8' (one under each inner stringer where the stair meets grade, cut ~3.4' from the footing to the bottom tread; the stringers bear on a 2x4 bearing block on the post, never on the pad — DCA6-2015 p.22, Figure 34)	3	ea	\$18.20	\$172.56
Stair Guard Base Posts — 4x4 PT x 8' (the stair guard post at each outer stringer where the stair meets grade, cut ~6.3' from the footing to the top of the 34" stair guard; the stringer is bolted to it and bears on a 2x4 bearing block on it, never on the pad — DCA6-2015 p.22, Figure 34)	2	ea	\$18.20	\$115.04
Stair Base Footings — 12" pier form + post base x 5 (on a 12" dia x 6" thick footing at least 12" below grade or below the frost line, DCA6-2015 p.22, Figure 34)	5	ea	\$32.50	\$366.25
Stair Base Footing Concrete — 80 lb bags (5 x 12" dia x 6" footing with the 12" form above it, 3' deep)	20	bag	\$10.40	\$228.80
Stair Base Bearing Blocks — 2x4 PT x 8' (yields 8 blocks of 12", one per base post, each fastened with 8 #8 wood screws 3-1/2" long or 16d threaded nails, DCA6-2015 Figure 34)	1	ea	\$9.10	\$10.01

ITEM	QTY	UNIT	UNIT PRICE	AMOUNT
Stair Base Block Screws — #8 wood screws, 3-1/2" long, 8 per bearing block (DCA6-2015 Figure 34)	40	ea	\$0.20	\$8.80
Stair Base Bolts — 1/2" through-bolts with washers, 2 per base post (required where the post is a stair guard post; otherwise two #8 wood screws 3-1/2" long — DCA6-2015 Figure 34)	10	ea	\$1.82	\$20.02
Stair Treads — Composite Deck Board 12" × 10.5"	7	ea	\$39.00	\$300.30
Stair Riser Boards (incl. top riser per flight)	9	ea	\$18.20	\$180.18
Stair Skirt Board — 1×12 × 12' (2 per flight, outside each outer stringer, cut to the stringer; covers 16 lf — trade practice)	2	ea	\$67.60	\$183.69
Stair Blocking — 2x10 PT × 16' (covers 8 lf: one 44" block behind the top riser of 2 flights, stringer-hanger backing — trade practice)	1	ea	\$28.60	\$31.46
Stair Railing — sloped, both sides (Aluminum)	15	lf	\$29.25	\$482.63
Stair Landing Decking — 1 platform	14	sq ft	\$9.22	\$141.99
Stair Landing Framing — 2x10 PT × 16' (covers 30 lf: 4 platform joists @ 16" OC + 15 lf rim, 1 platform)	2	ea	\$28.60	\$98.92
Stair Landing Posts — 6x6 PT × 8' (longest cut ~1.9': platform height less 10.25" of deck board + joist — shortest stock that covers it, trade practice)	4	ea	\$49.40	\$367.36
Stair Landing Post Caps — rim to 6x6 post (one per landing post, DCA6-2015 p.10, Figure 8B; landing built as a non-ledger deck, p.20 — verify part; fasteners per the cap maker, not on this sheet)	4	ea	\$20.80	\$91.52
Stair Landing Guard Rail (Aluminum)	8	lf	\$29.25	\$257.40
Stair Landing Fascia Skirt — 1×12 × 12'	1	ea	\$67.60	\$90.85
Stair Landing Footings — 12" pier form + post base × 4 (18" dia × 7" thick pad × 4 — DCA6-2015 Table 4 LB≤6'/LJ≤10' — landing built as a non-ledger deck, p.20)	4	ea	\$32.50	\$293.00
Stair Landing Footing Concrete — 80 lb bags (Table 4 pad × 4 with the 12" form above each, 3' deep; 18" dia × 7" thick pad × 4 — DCA6-2015 Table 4 LB≤6'/LJ≤10' — landing built as a non-ledger deck, p.20)	20	bag	\$10.40	\$228.80
Stair Landing Pad — 80 lb bags (4.7' × 4.7' × 4")	13	bag	\$10.40	\$636.22
Footing — 12" round pier form × 5 (on 21" dia × 8" thick pad, DCA6-2015 Table 4)	5	ea	\$11.70	\$64.35
Concrete Mix — 80 lb Bag (Sakrete)	29	bag	\$10.40	\$1,419.26
Drainage Gravel — 3/4" stone, half a bag per pier in the bottom of the hole (rounded up to the bag — shop practice)	7	bag	\$7.80	\$60.06

ITEM	QTY	UNIT	UNIT PRICE	AMOUNT
Rebar — 1' lengths, 4 per pier (shop practice)	56	ea	\$1.95	\$120.12
Anchor-Rod Holders — 2 per pier, carrying the post-base anchor while the pier cures (shop practice)	28	ea	\$3.90	\$120.12
Post-Base Anchors — concrete screw or wedge anchor, 1 per post base into the cured pier (size to the base you buy — shop practice)	14	ea	\$1.17	\$18.02
Joist-Hanger Nails — 3" hot-dip galvanized, hand drive, 12 per hanger (24 per double hanger; 350 per box — shop practice)	2	box	\$31.20	\$68.64
Post-Base Gun Nails — 1-1/2" collated connector nails, 8 per post base (500 per box — shop practice)	1	box	\$54.60	\$60.06
Structural Screws — 5" (GRK RSS-style or eq. — verify part), one every 16" along every built-up seam (50 per box; 75 lf of seam: built-up beam plies + doubled outer frame — shop practice)	2	box	\$62.40	\$137.28
Wood Deck Screws — 3-1/2" exterior, 6 per joist framed: a pair at each end, a pair at the blocking (250 per box — shop practice)	1	box	\$49.40	\$54.34
Fascia Screws + Color Plugs — 2 per framing member behind the trim, one plug per screw (72 lf of fascia at this deck's 16" OC — trade practice)	107	ea	\$0.28	\$32.96
Joist Tape — 1-5/8" × 50' roll, over every single-ply joist and rim top (covers 279 lf — trade practice)	6	roll	\$24.70	\$163.02
Joist Tape — 3-1/8" × 50' roll, over the doubled outer frame and every built-up beam (covers 75 lf — trade practice)	2	roll	\$44.20	\$97.24

SUBTOTAL — MATERIALS + LABOR

\$20,607.18

Quantities include the configured waste factor. Material substitutions of equal or better grade may be made where supply requires; anything affecting the price above is confirmed with you in writing first.