

BRYANT's Wood Fence Contractor Checklist

	Bryant	#2	#3
1 Current License in State (where work performed)	YES		
2 Proof of Current Insurance (critical must have)	YES		
3 CURRENT - Workers Compensation Insurance (critical must have)	YES		
4 CURRENT - Liability Insurance (critical must have)	YES		
5 FOOTAGE - HOW MANY FEET QUOTED			
6 DOLLAR AMOUNT QUOTED WITH GATES			
Charge by ACTUAL FOOTAGE INSTALLED	YES		
Charge by QUOTED FOOTAGE ON CONTRACT	NO		
7 DEPOSIT REQUIRED - most fence jobs completed 2-5 days			
20% Down Balance on Completion			
1/3 rd Down Balance on Completion	YES		
1/2 Down Balance on Completion			
NO MONEY DOWN BALANCE ON COMPLETION			
8 PAYMENT ACCEPTED			
CASH	YES		
CHECK	YES		
CREDIT CARD (VISA, MC, DISCOVER)	YES		
3rd PARTY CREDIT FINANCING	NO		
9 Concrete			
100% REAL CONCRETE (bag 100% quality)	YES		
Skat Mix (questionable mix at best - guesswork - POOR)	NO		
Dirt Backfield	NO		
10 Setting Posts			
Dry Pack (TAMPED)	YES		
Wet Pour (Mixed in wheelbarrow)	YES		
11 CLEAN UP: Dirt Around Posts- if filled with concrete - lots of dirt			
Contractor cleans up	YES		
Homeowner cleans up???	NO		
12 CLEAN UP: Construction Debris - who cleans up			
Contractor cleans up	YES		
Homeowner cleans up???	NO		
13 Responsibility for underground cut lines			
Primary Lines	Company		
Secondary Lines (propane, electric to garage, water pump)	Homeowner*		
Irrigation Lines (PVC, flex hose, low voltage solenoid wiring)	Homeowner*		
* Contractor may repair for nominal charge	YES		
14 Who is responsible for Utility Notification			
Contractor Notification Authorization (TENNESSEE STATE LAW)	YES		
Homeowner	NO		
15 Who Provides Property Survey			
Contractor	YES		
Homeowner	NO		

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16	Locating property lines and pins			
	Licensed Surveyor			
	Contractor* - locate but not verify	YES		
	Homeowner	NO		
	* Can locate from survey, only licensed surveyor can verify			
17	Responsible for Building Permit if Necessary			
	Contractor	NO		
	Homeowner	YES		
18	Who contacts HOA for written approval			
	Contractor	YES		
	Homeowner	NO		
19	HOA Supporting Documents			
	Layout drawing with proposed fence location	YES		
	Photo of proposed fencing style	YES		
	Materials Description	YES		
	Property Survey	YES		
20	Fence Construction			
	PRE - FAB: Panel Build in Shop	YES		
	PRE - FAB: RAKE or RACK sections (collapse section)	YES		
	Custom Build (stick build) on project site	YES		
21	Fence Constuction			
	Wrapping Corners - cut prefab and continue other side	NO		
	Custom EVEN CUT - specifically spaced posts and sections	YES		
22	Fence Constuction			
	Closed gapping pickets to the ground	YES		
	Open gapping pickets to the ground	NO		
	Specified spacing off the ground	YES		
23	Lumber Warranty			
	TREATED FOR TERMITES 10 yr warranty	YES		
	Naturally Resistant no warranty: add to termite pest plan	NO		
	Picket Allowance 5 pickets per 100' for period 18 months	YES		
24	Contractor Installation Warranty - what's covered???			
	Written Warranty on Website	YES		
	Written Warranty on Completion of Fencing	YES		
	1 Year Installation Warranty - Industry Standards	NA		
	2 Year Installation Warranty - Industry Standards	YES		
	5 Year Installation Warranty - Industry Standards	NA		
25	Natural Wood Posts - bait and switch: write it down on contract			
	TREATED FOR TERMITES PINE (SYP) Industry Standard*	YES		
	WESTERN RED CEDAR*	YES		
	White Cedar - no warranty: add \$\$\$ - termite pest contract	NO		
	Red Cedar - no warranty: add \$\$\$ - termite pest contract	NO		

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	Cypress - no warranty: add \$\$\$ - termite pest contract	NO		
	Spruce - no warranty: add \$\$\$ - termite pest contract	NO		
	*Acceptable lumber in the termite belt			
26	Natural Wood Posts			
	4" x 4" Industry Standard	YES		
	4" x 5"	NO		
	5" x 5"	NO		
	6" x 6"	YES		
	Round Posts (5" treated for termites)	YES		
27	Natural Wood Backing Rails			
	Treated for Termites Pine (SYP) Industry Standard*	YES		
	Western Red Cedar no warranty*	YES		
	White Cedar - no warranty: add \$\$\$ - termite pest contract	NO		
	Red Cedar - no warranty: add \$\$\$ - termite pest contract	NO		
	Cypress - no warranty: add \$\$\$ - termite pest contract	NO		
	Spruce - no warranty: add \$\$\$ - termite pest contract	NO		
	*Acceptable lumber in the termite belt			
28	Natural Wood Backing Rails			
	2" x 4" x 8' Industry Standard	YES		
	1" x 4" x 7' (too thin - 1/3 less strength than industry standard)	NO		
	1/2" X 3" (too thin - 1/3 less strength than industry standard)	NO		
29	Natural Wood Pickets			
	Treated for Termites Pine (SYP) Industry Standard	YES		
	Western Red Cedar no warranty*	YES		
	White Cedar - no warranty: add \$\$\$ - termite pest contract	NO		
	Red Cedar - no warranty: add \$\$\$ - termite pest contract	NO		
	Cypress - no warranty: add \$\$\$ - termite pest contract	NO		
	Spruce - no warranty: add \$\$\$ - termite pest contract	NO		
	*Acceptable lumber in the termite belt			
30	Natural Wood Pickets			
	5/8" - 3/4" Industry Standard	YES		
	3/8" - 1/2" UNACCEPTABLE TO THIN	NO		
	1" VERY HEAVY, USE LONGER NAILS, 9 NAILS PER PICKET	NO		
31	Fence Fasteners -			
	Nails should penetrate pickets and extend 2/3rd into backing rail	YES		
	Ring Shank/Screw Shank - BEST for gripping	YES		
	Smooth Shank - POOR GRIPPING	NO		
	Galvanized Nails - recommended treated for termite lumber	YES		
	Stainless Steel Nails - for naturally resistant cedar (prevents ru	YES		
	Nails per picket - 2 to 3 per backing rail	YES		
	Nails per backing rail - 2 per end at post (both sides 4 total)	YES		

