TWIN CITIES
DECK & FENCE



Deck estimate

A 16 by 14 ft composite deck with aluminum railing and stairs to the lawn, for the Carlson home.

ESTIMATE # TCD-E-26-0412
ISSUED Dec 1, 2026
VALID UNTIL Feb 1, 2027

PREPARED BY

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PREPARED FOR

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Estimate summary

From our site visit on November 28. Final price is confirmed once you choose the decking and railing, and after the city reviews the drawings.

ESTIMATED TOTAL
$15,476.00
Composite deck, aluminum railing

SIZE
224 sq ft
16 × 14 ft, 30 in above grade

BUILD TIME
6–8 days
Plus permit, about 2 weeks

EARLIEST START
Apr 12, 2027
After the ground thaws

SALES TAX
None
We pay tax on materials

WARRANTY
5 years
On our workmanship

Deck specifications

PART	SPECIFICATION
Footings	8 concrete footings, 12 in diameter, 42 in deep
Posts and beam	6×6 treated posts, triple 2×10 beam
Joists	2×10 treated at 12 in on center, joist tape on top
Ledger	Flashed, ½ in through bolts at 16 in
Decking	Capped composite, hidden fasteners, picture-frame border
Railing	Black aluminum, 36 in, balusters at 3¾ in
Stairs	4 risers at 7½ in, 4 ft wide, handrails both sides

Why homeowners build with us

Our own carpenters
The crew that frames your deck also finishes it.

Built to code, inspected
Two city inspections, booked and attended by us.

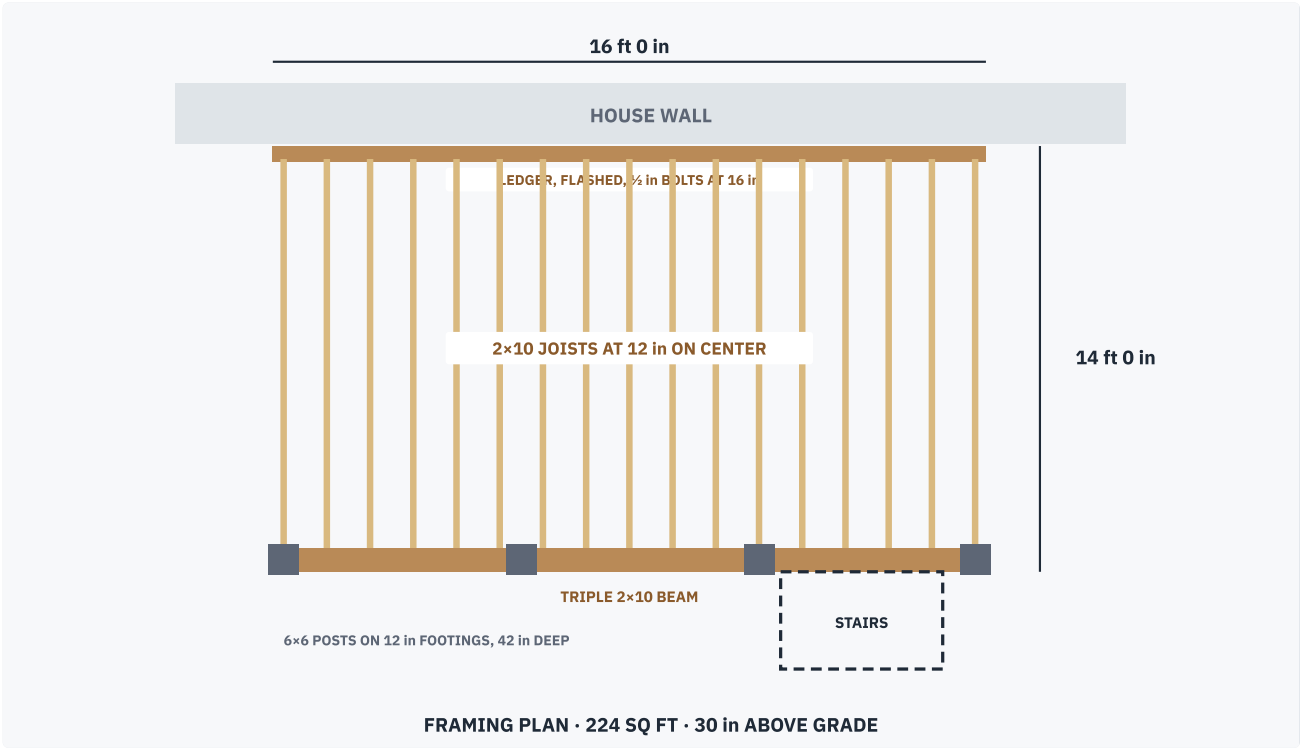
300+ decks since 2009
Addresses of nearby decks on request.

Start date held
Your spring date is reserved when you sign.

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Framing plan



Composite boards need joists at 12 inches, not the usual 16, to stay flat. The footings go below the 42-inch frost line so the deck does not heave in winter.

Code points we design for

STRUCTURE

- ☑ Footings below the 42 in frost line
- ☑ Ledger flashed and through-bolted
- ☑ Joist hangers and post bases

SAFETY

- ☑ Guards 36 in high, gaps under 4 in
- ☑ Stair risers no more than 7¾ in
- ☑ Graspable handrail on the stairs

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Decking choices

The same frame, footings, railing and stairs with three kinds of decking. Prices are estimated totals for the whole deck.

OPTION A

Cedar

$13,280

estimated

Natural wood, warm color.

- Needs stain every 2–3 years
- 15–20 year life
- Joists at 16 in

THIS ESTIMATE

Capped composite

$15,476.00

estimated

Low maintenance, wood look.

- Wash once a year
- 25-year fade and stain warranty
- Hidden fasteners

OPTION B

PVC

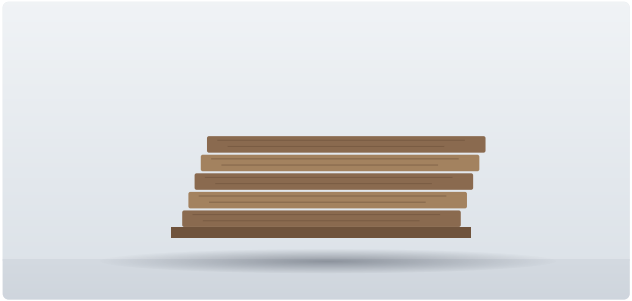
$17,140

estimated

Coolest underfoot, lightest weight.

- Most stain resistant
- Lifetime limited warranty
- Hidden fasteners

Materials



Capped composite boards

A polymer cap over a recycled core. Samples of the six colors are in our showroom.



Aluminum railing

Powder-coated black aluminum that will not rot or need paint.

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Estimate

Prices include materials, labor and the sales tax we pay on materials. Valid until Feb 1, 2027.

#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Permit and design					
1	**Construction drawings, City of Minneapolis permit and inspections** Code: PD-01	1 job	$650.00	–	0%	$650.00
			Subtotal: Permit and design			**$650.00**
	Footings and framing					
2	**Concrete footings, 12 in diameter, 42 in deep** Code: FR-FTG Below the frost line, inspected before the concrete is poured.	8 footings	$185.00	–	0%	$1,480.00
3	**Pressure-treated framing: 2×10 joists at 12 in, triple beam, 6×6 posts** Code: FR-FRM	224 sq ft	$14.00	–	0%	$3,136.00
4	**Ledger board with flashing and through bolts** Code: FR-LDG	1 job	$420.00	–	0%	$420.00
			Subtotal: Footings and framing			**$5,036.00**
	Decking and stairs					
5	**Capped composite decking, hidden fasteners** Code: DK-CMP Color: Spiced Rum, your choice of 6 Warranty: 25-year fade and stain 	224 sq ft	$16.00	–	0%	$3,584.00
6	**Picture-frame border in a contrasting color** Code: DK-PF	60 lin ft	$12.00	–	0%	$720.00
7	**Stairs, 4 risers, 4 ft wide, composite treads** Code: DK-STR	1 set	$1,150.00	–	0%	$1,150.00
			Subtotal: Decking and stairs			**$5,454.00**

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#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Railing					
8	**Aluminum railing, 36 in, black, with balusters** Code: RL-ALU 	44 lin ft	$68.00	–	0%	$2,992.00
9	**Stair railing, both sides, with graspable handrail** Code: RL-STR	12 lin ft	$72.00	–	0%	$864.00
				Subtotal: Railing		**$3,856.00**
	Site work					
10	**Remove old paver patio and haul away** Code: ST-DEM	1 job	$480.00	–	0%	$480.00
				Subtotal: Site work		**$480.00**

Subtotal	$15,476.00
Sales tax (none charged on this improvement)	$0.00
Estimated total	**$15,476.00**

Building the deck

About 8 working days in April, weather permitting.

DAY 1
Layout and footings
Holes dug, footing inspection.

DAY 2
Concrete
Poured and left to cure.

DAYS 3–4
Framing
Ledger, posts, beam, joists; framing inspection.

DAYS 5–7
Decking and stairs
Boards, border and stairs.

DAY 8
Railing
Final inspection and cleanup.

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Payments

Payments follow the city inspections.

MILESTONE	DUE	SHARE	AMOUNT
1. Deposit On signing the contract	Contract date	10%	$1,547.60
2. Framing passed After the framing inspection	About day 4	40%	$6,190.40
3. Completion After final inspection and walkthrough	About day 8	50%	$7,738.00
Estimated total		**100%**	**$15,476.00**

About this estimate

1. Estimate

1.1 This estimate becomes a fixed-price contract once you choose your materials and the drawings are approved by the city.

2. Hidden conditions

2.1 If the house rim joist behind the ledger is rotten, we will show you and price the repair before continuing.

3. Warranty

3.1 Our workmanship is warranted for 5 years. Decking and railing carry their manufacturers' warranties.

Reserve your spring start

Sign to reserve a start date in April. We then prepare the drawings and apply for the permit.

HOMEOWNER SIGNATURE

_____

DATE

_____

FULL NAME

_____

POSITION

_____

Spring dates fill by February. Signing this estimate does not commit you to the build.

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