FINALIST.CC SCOPING DOCUMENT

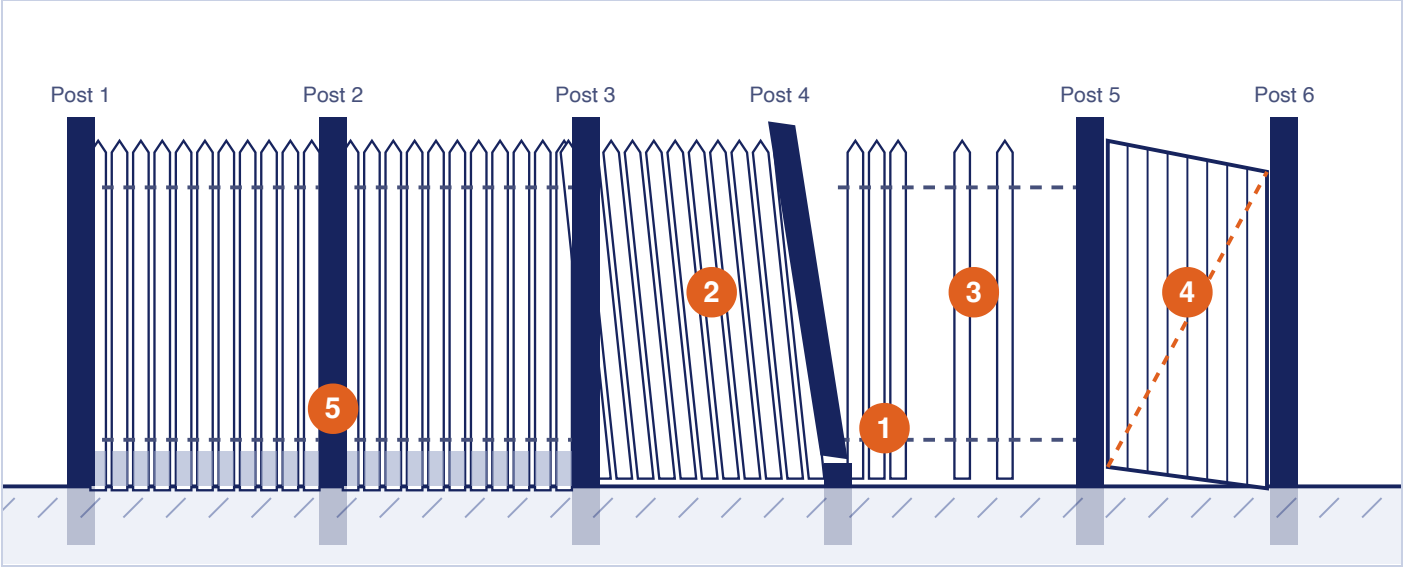
Scoping document: backyard fence repair

Trade	Fence repair (a fence contractor or a handyman)
What we read	Five photos and two lines from the homeowner (made up for this sample)
The homeowner said	“Part of the back fence is leaning after a storm and the gate drags. Not sure if it needs repair or a new fence.”
The fence	Wood privacy fence, about 6 feet tall, along the back property line, with one walk gate
Prepared by	A person at finalist.cc. The drawings are traced from the sample photos, not of a real home.

1. The job in one paragraph

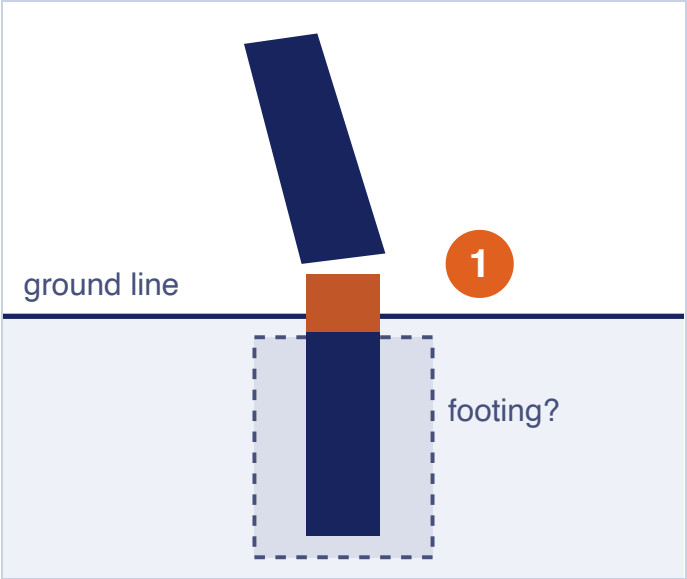
Repair one leaning section and one broken post on a wood privacy fence, replace missing and split pickets, and fix a sagging walk gate. Ask each contractor to price the repair line by line, and to price a full replacement of the back run as a separate option, so you can see where repair stops making sense.

2. What the photos show

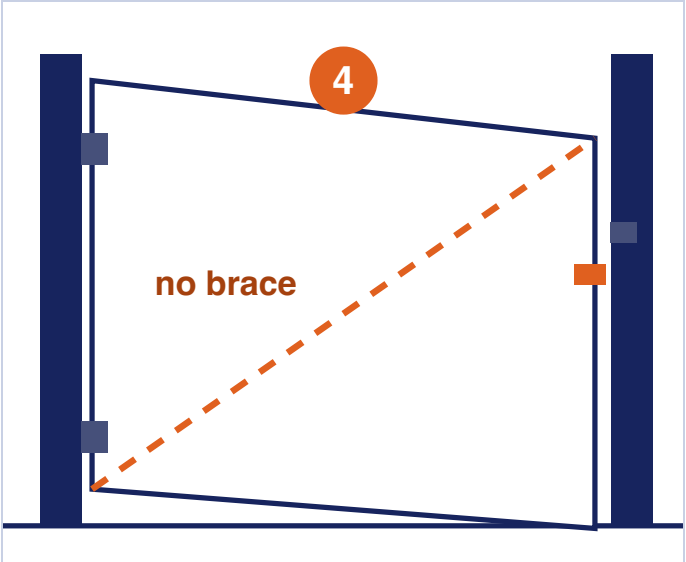


Back fence, drawn from the sample photos. Numbers match the list below. Not to scale.

1. Post 4 is broken at the ground line. The wood at the break looks dark and soft.
2. The section between posts 3 and 4 leans toward the neighbor’s yard. The top rail has pulled off post 4.
3. About six pickets between posts 4 and 5 are missing or split.
4. The walk gate sags: its latch side drags on the ground and the latch no longer meets the catch. No diagonal brace is visible on the gate.
5. Along sections 1 and 2 the bottoms of the pickets touch the soil and are darker than the rest.



Post 4 at the ground line.



The walk gate.

3. What we could not tell from the photos

- Whether other posts are soft below the ground. Only digging or pushing on them will tell.
- How the posts are set: in concrete, or in packed soil.
- Whether the fence sits on the property line or is shared with the neighbor.
- What is underground near the posts: sprinkler lines, cable, gas.
- Any homeowners association or city rule on fence repair or height.
- The age of the fence.

4. Measurements still needed

MEASURE	VALUE	UNIT
Length of the back run, post to post		feet
Distance between posts		feet
Fence height		feet
Gate width		inches
Number of posts on the back run		count
Rails per section (2 or 3)		count
Picket width		inches

5. What a quote should price, line by line

LINE	ASK EACH CONTRACTOR TO STATE	PRICE
Replace post 4	Post size and material, and how it is set (concrete or not). Removal of the old footing.	
Check the other posts	How they will check them, and a price per extra post, so quotes compare if more are found.	

LINE	ASK EACH CONTRACTOR TO STATE	PRICE
Straighten section 3 to 4	Re-attach or replace the rails; how many rails are replaced.	
Pickets	How many are replaced, and whether new pickets match the old in size and wood.	
Gate	Repair (rehang, add a brace, adjust hinges and latch) priced separately from a new gate.	
Picket bottoms along sections 1 and 2	Whether to trim the pickets off the soil or leave them, and the price for each.	
Underground lines	Who calls 811 to have lines marked before new holes are dug.	
Haul away	Removal of old posts, rails, pickets and concrete.	
Stain or seal	Optional, priced separately. New wood will not match old wood at first.	
Permit	Whether the city needs one for this work, and who gets it.	
Schedule and payment	Start date, working days, deposit and when the balance is due, warranty on the work.	

6. Two options to price

- **Option A: repair.** The lines above, with a price per extra post found soft.
- **Option B: replace the back run.** New posts, rails and pickets for the whole back run, and a new gate. Ask for this only as a comparison.

7. Questions a contractor will ask you

- How wide is the side gate? Can equipment and materials get to the back yard?
- Are there pets in the yard during the work?
- Will the neighbor allow access to their side?
- Are there sprinkler heads or lines along the fence?
- When do you want it done?

8. How to use this document

1. Fill in the measurements, or ask each contractor to measure.
2. Send this document to two or three contractors you choose. We do not send it for you.
3. Ask each one to price every line, and Option B separately.
4. When the quotes come back, send each one on the finalist.cc quote form for a benchmark note.

Prepared by finalist.cc. A sample to show the format; the job, the photos and the home are made up, and the drawings are illustrations.