

Horse Barn Builder Quote Comparison Worksheet

Marion County / Ocala, FL. Fill in one column per written quote. Same layout, same scope: only then can you compare price.
Page 1 of 4.

Item	Quote A	Quote B	Quote C
Builder / company Name, phone, quote date, quote expiry			
License checked on DBPR Status active? Name matches contract and insurance?			
Insurance General liability, workers' comp or exemption (certificate from agent)			
Subcontractors Who does concrete, electrical, steel erection? Licensed and insured?			
Barn style and size Center aisle / shedrow / other; overall dimensions			
Stalls: count and size e.g. 12 × 12 ft common for a 1,000-lb horse			
Aisle width Fits your tractor or cart? Cross-ties?			
Ceiling / sidewall height 10-12 ft common; 8 ft minimum			
Materials Steel, wood, or block; roof; siding; fasteners			
Ventilation Stall windows, eave and ridge vents, open stall panels			

Look up each license yourself at myfloridalicense.com. Do not accept a number from a business card as proof.

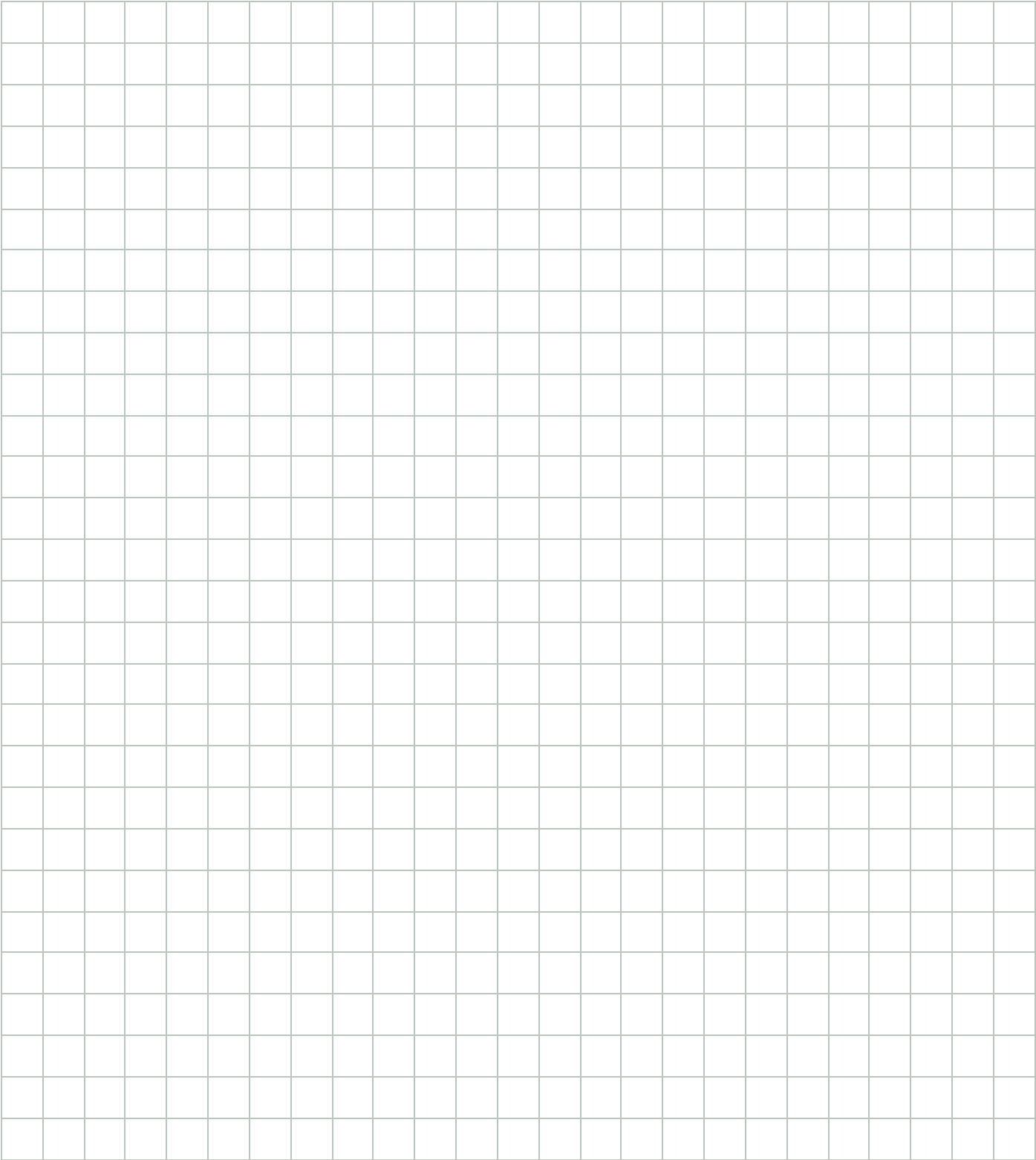
Wind, site, utilities, permits, price

Page 2 of 4. Ask for a written, itemized scope so every line can be filled in.

Item	Quote A	Quote B	Quote C
Wind design / engineering Design wind speed, risk category; plans stamped by FL engineer?			
Doors and tie-downs Roof-to-wall and wall-to-slab ties; big doors braced?			
Slab / flooring, stall systems Floor, drainage, dividers, doors, mats: in or out?			
Site prep Clearing, grading, fill, drainage: who does it?			
Electrical Metal conduit, lighting, panel size, spare conduit			
Water Hose bibs, waterers, wash stall, freeze protection			
Fire / lightning Detection, extinguishers, lightning rod, sprinklers: included or option?			
Permit pulled by whom Or farm-exemption paperwork? Floodplain review?			
Engineering / survey Included or extra?			
Timeline Start date, finish date, weather-delay terms			
Warranty Terms in writing			
Payment schedule Tied to finished stages? Deposit amount?			
Lien releases / change orders Lien releases with each payment; change-order pricing in writing			
TOTAL PRICE What is and is not included			

Stall and layout sketch grid

Page 3 of 4. Each square is your choice of scale (write it here: 1 square = _____ ft). Mark stalls, aisle, tack room, feed room, wash stall, hay storage, doors, tractor path.



Scale: 1 square = _____ ft Stalls: _____ Stall size: _____ x _____ ft Aisle: _____ ft Ceiling: _____ ft Horses now: _____ in 5 years: _____

Questions to ask every builder

- ☐ Which license are you working under for this job, and can I look it up on DBPR?
- ☐ Do you build horse barns regularly? Can I see a few local ones and talk to those owners?
- ☐ What design wind speed do the plans use, and who engineers them?
- ☐ How does the design handle heat, airflow, and drainage?
- ☐ Who handles permits or the agricultural exemption paperwork, and what happens if the county disagrees?
- ☐ What is and is not in the price: stalls, slab, electrical, water, site work, engineering?
- ☐ What is the payment schedule, and how do you handle lien releases?
- ☐ What is the schedule, and what happens if you miss it?
- ☐ Show me how air moves through the barn on a hot, still day.
- ☐ Are lightning protection and fire detection in the price or optional?

Red flags: walk away or slow down

- ☐ A price with no itemized scope, or a quote far below the others with no explanation
- ☐ A request for a large cash deposit, or payment only in cash
- ☐ Pressure to sign today, or a "special price" that expires immediately
- ☐ No verifiable Florida license or insurance, or a license in someone else's name
- ☐ A builder who says no permit or plans are ever needed without asking what the land is used for
- ☐ A kit or design from out of state with no explanation of Florida wind and heat
- ☐ Reluctance to share references, past local jobs, or a physical business address
- ☐ Asking you to pull the permit as an owner-builder so they do not have to

Farm barns may be exempt from the building code under Florida Statute 604.50, but not from floodplain rules, and not living quarters. Confirm with Marion County Building Safety (352-438-2400, per the county website).

Notes

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.