PTP HOMEOWNERS

Before you commit, know what to ask.

Illustrative proposal-review sample. Fictional project and contractor; not a review of an actual contractor. All construction amounts below are invented for demonstration, not market estimates.

The supplied proposal

Bathroom update, existing layout. Total: $14,800. Remove existing fixtures; install shower tile, vanity and toilet; install floor tile; paint. Tile allowance: $1,200. Owner supplies vanity and toilet. Plumbing: "as needed." Payment: 50% deposit, 40% during work, 10% at completion. Duration: "approximately two weeks."

Our review at a glance

Included in writing: removal, tile installation and painting are named, but quantities and preparation details need clarification.
Unclear: waterproofing, disposal, fixture connections, allowance coverage, payment milestones and start conditions.
Not established: whether the total is competitive, whether concealed repairs are needed, or whether the contractor meets project requirements.

Proposal item	Review finding	Question to ask
"Remove existing fixtures"	Removal is named; haul-away and protection are not stated.	Does the price include floor protection, debris removal and disposal fees?
"Install shower tile"	Tile installation is named; waterproofing and substrate are unspecified.	What substrate and waterproofing system are included, and who is responsible for testing?
$1,200 tile allowance	Coverage, quantities and overage treatment are unclear.	Is this material only? Does it include tax, waste, freight, trim and selection limits?
"Plumbing as needed"	No defined work or limit.	Which connections, valves and relocations are included? How will extra work be priced?

Missing wording is a request for clarification, not proof that an item is excluded or that the contractor did anything wrong.

PTP HOMEOWNERS

Turn unclear wording into clear questions.

Illustrative sample - continued

Topic	Clarify before committing
Owner-supplied fixtures	Confirm sizes, compatibility, delivery dates, installation labor, missing parts, damage and return responsibilities.
Payments	Define the work milestone that triggers the 40% payment and the completion criteria for the final payment.
Timing	Confirm the planned start, working days versus calendar days, lead times and how delays will be communicated.
Permits and inspections	Ask who determines requirements, arranges permits and inspections, and pays applicable fees.
Concealed conditions	Ask for a written process to document unexpected conditions and agree on price and time changes before additional work.
Completion	Define cleanup, punch-list completion, warranty documentation and final walkthrough.

A ready-to-send clarification message

Thank you for the proposal. Before I decide, could you clarify the waterproofing system, disposal and protection, tile allowance coverage, and exact plumbing work included? Please also define the payment milestones, planned start and duration, and the process for approving changes. An updated written scope would help me understand the full offer.

What a paid review delivers

For the agreed scope: a written review of supplied documents, an included/unclear/not-stated summary, and prioritized questions. A comparison of multiple proposals is available when included in the written service quote.

Reviews from $80

The starting fee covers a small, clearly defined review with complete information. Final scope, fee, delivery date and revisions are confirmed in writing before payment. Planning, complex reviews and multiple-proposal comparisons are quoted to suit the work.

Send your inquiry

plantopriceestimating.com/for-homeowners
bids@plantopriceestimating.com | 908-946-2811

Document review only. It does not establish concealed conditions or guarantee price, savings, contractor performance or project outcomes. It does not replace site inspection, design, engineering or legal advice.