

HOMEOWNER REVIEW

Bid & Proposal Review Summary

Sample Homeowner — fictional example

Illustrative property — not a real address

PROJECT TYPE

Roofing

Proposals included

Fictional contractor A

Date: Not recorded in this review.

PRICE AS DOCUMENTED

Illustrative sample: \$8,950 installed

Fictional contractor B

Date: Not recorded in this review.

PRICE AS DOCUMENTED

Illustrative sample: \$11,400 installed

Fictional contractor C

Date: Not recorded in this review.

PRICE AS DOCUMENTED

Illustrative sample: \$17,800 installed

Review summary

Three fictional sample proposals demonstrate a comparison. Names, scopes, terms, and amounts are illustrative only; no actual contractor document or quote is represented.

DOCUMENTED TERMS

Compare the proposals

This comparison reflects information recorded from the original proposals. "Not recorded" means it was not captured in this review, not necessarily that the contractor omitted it.

SCOPE INCLUDED

Roof replacement; one-layer tear-off; synthetic underlayment.	Roof replacement; one-layer tear-off; synthetic underlayment; new pipe boots.	Composite shingle replacement with new flashing at roof penetrations.
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REMOVAL / TEAR-OFF

One layer included.	One layer included.	Removal included; layer count not stated.
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EXCLUSIONS / SCOPE GAPS

Decking replacement is not clearly specified.	Additional decking is handled by written change order.	Decking allowance is limited; additional work requires approval.
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PRODUCTS, MATERIALS & SPECIFICATIONS

Architectural asphalt shingle; color to be selected.	Architectural asphalt shingle; high-temperature underlayment at eaves.	Composite shingle; color selection is outstanding.
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WARRANTY TERMS

Fictional 10-year workmanship example; verify written terms.	Fictional 15-year workmanship example; verify written terms.	Manufacturer terms are not recorded; request the written documents.
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TIMELINE / SCHEDULING

Illustrative 1–2 weeks.	Illustrative 1–2 weeks.	Illustrative 2–3 weeks.
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PAYMENT TERMS

Fictional 50% deposit; balance at completion.	Progress payments; amounts not stated.	Not stated.
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CHANGE ORDERS / CONTINGENCIES

Decking repair pricing is not stated.	Additional work requires written approval.	Additional decking work requires written approval.
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HOMEOWNER-SAFE ADVISOR OBSERVATIONS

Resolve unclear exclusions before comparing full scope.	Confirm substrate allowance and change-order terms.	Compare the material and written warranty terms with the scope.
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ADVISOR-RECORDED REVIEW

What to clarify

Key takeaways

Compare written scope and documented terms before selecting a contractor.

Open items and clarifications

Confirm whether decking replacement and change-order pricing are included.

Questions to ask contractors

Fictional contractor A

How will hidden decking repairs and change orders be priced?

Fictional contractor B

Are all flashing replacements included in the documented scope?

Fictional contractor C

What product and workmanship warranties are included in writing?

Next steps

CONTRACTOR SELECTION

No Best Fit recommendation was recorded. The homeowner chooses whether and how to proceed.

Recommended actions

Obtain written answers to the missing scope questions before choosing a contractor.

This review summarizes documented proposal information and advisor observations. It is not a legal, engineering, or performance guarantee. Confirm scope, specifications, exclusions, and terms directly with each contractor. Big Lake Home Advisors does not select, hire, or supervise contractors.