Renovation Project Review

Independent review of a contractor proposal, plans and project assumptions before signing.

CLIENT / DECISION	Homeowner / Renovation Decision	**PROPERTY / PROJECT**	Sample 1920s Colonial • Fairfield County, CT
REPORT TYPE	Illustrative Sample	**DATE**	Sample — not a live property

EXECUTIVE READOUT

The proposal appears directionally complete, but several areas are not specific enough for an apples-to-apples comparison. The largest exposure is the combination of allowances, exclusions and owner-responsibility items that could become change orders.

Overall PICKFACTS Readiness / Risk Signal: REVIEW / RESOLVE BEFORE SIGNING

KEY FINDINGS

Area	What the review found	Signal
Scope	Kitchen, mudroom and first-floor work is described, but finish-level details and several trade responsibilities are not fully defined.	MEDIUM
Approvals	Proposal says Approvals are included, but does not identify which Approvals or whether filing/inspection fees are included.	MEDIUM
Allowances	Cabinet hardware, plumbing fixtures and lighting contain allowances that may not match expected selections.	HIGH
Exclusions	Painting, final cleaning and certain electrical fixture work appear excluded or unclear.	HIGH
Schedule	Target duration is provided, but start date, milestones and delay responsibility are unclear.	MEDIUM
Change Orders	Concealed-condition language could create additional charges; approval process should be clarified.	HIGH

RECOMMENDED NEXT STEPS

1. Convert allowances into a selection schedule with realistic budget amounts.

2. Create an inclusions/exclusions matrix and have both parties initial it.

3. Confirm every Approval, inspection, filing fee and close-out responsibility.

4. Define the change-order approval process, including written owner authorization.

5. Obtain a revised proposal before comparing the bid to competitors.

SCOPE & IMPORTANT NOTE

Illustrative marketing example using a fictional property and project. PICKFACTS provides independent information and decision support; it is not a substitute for legal, architectural, engineering, construction or code advice.