



Scope of Work — Request for Bid

One property, one scope, sent to every contractor before they price it. Fill in the project details, mark what is in scope, and note who supplies the materials. The bids that come back will line up because everyone answered the same question.

Project details			
Property address			
Owner / contact			
Bid requested		Date sent:	Bids due by:
Site visit		Date / window:	

A note to the contractor

You are one of a few contractors pricing this job. To keep the bids comparable, please price the scope below line by line, mark who supplies the materials, and price the three items in the separate block on their own lines. Where the scope is silent, write your assumption rather than leaving it out — an assumption on paper is worth more to both of us than a surprise later. Questions before you price are welcome; sending this ahead is what makes them possible.

Trade-by-trade scope — fourteen categories

Category	In scope?	Materials — who supplies	Price	Notes / what is excluded
Demolition	Y / N	Owner / Contractor	\$	
Roofing	Y / N	Owner / Contractor	\$	
Windows & exterior doors	Y / N	Owner / Contractor	\$	
Plumbing	Y / N	Owner / Contractor	\$	
Electrical	Y / N	Owner / Contractor	\$	
HVAC	Y / N	Owner / Contractor	\$	
Insulation	Y / N	Owner / Contractor	\$	
Drywall	Y / N	Owner / Contractor	\$	
Paint — interior	Y / N	Owner / Contractor	\$	
Interior trim & doors	Y / N	Owner / Contractor	\$	
Flooring	Y / N	Owner / Contractor	\$	
Tile	Y / N	Owner / Contractor	\$	
Cabinets & countertops	Y / N	Owner / Contractor	\$	
Fixtures & appliances	Y / N	Owner / Contractor	\$	

**Please price these separately**

These three are where residential bids most often go silent. Pricing them on their own lines keeps them from hiding inside a trade number.

Item	What it should cover	Price
Permits & fees	Applications, plan review, and inspection fees for every trade the work touches. Silence here is the single most common gap in a residential bid.	\$
Dumpster & haul-away	Container delivery, swaps, disposal, and tipping fees. Note how many containers are assumed.	\$
General conditions / supervision	Site management, temporary protection, weekly clean-up, and mobilisation — the line that quietly folds into trade prices or gets billed later.	\$

**Selections worksheet — anything already chosen**

Anything listed here is decided. Price the actual item, not an allowance — an allowance on a chosen item is just a number to overrun.

Item	Make / model or SKU	Supplier	Price / allowance	Who supplies
Cabinets			\$	Owner
Countertops			\$	Owner
Flooring			\$	Owner
Tile			\$	Owner
Plumbing fixtures			\$	Owner
Light fixtures			\$	Owner
Appliances			\$	Owner
Interior paint colours			\$	Owner
Door & cabinet hardware			\$	Owner