

SAMPLE BID PACK (VISITOR PREVIEW)

Scope of Work • Estimate Structure • Proposal PDF



Sample Bid Pack (Visitor Preview)

Example Project: Bathroom Remodel (Illustrative)

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Turnaround: Starter 24–48 hrs after intake complete • Premium/Bundle ~24 hrs (next business day) after intake complete • Revisions within 24 hrs of notes

Disclaimer: This sample is for demonstration only. Final scope, inclusions/exclusions, schedule, and pricing are project-specific and must be confirmed by the contractor before presenting to a homeowner. Contractor fills in homeowner contact details; Akribeia does not collect, store, or contact homeowners.

PROJECT SUMMARY

Project Type: Residential bathroom remodel (example).

Goal: Replace existing finishes and fixtures, improve waterproofing, *and deliver a clear scope that reduces change-order friction.*

SCOPE OF WORK (SOW)

Example scope format (editable per project):

1. Demolition / Prep

- Protect work area with floor and dust protection as needed
- Remove existing vanity, mirror, and light fixture (as applicable)
- Remove existing toilet (reset later or replace if in scope)
- Remove shower/tub surround and related finishes within scope
- Haul away and dispose of normal construction debris generated by work

2. Carpentry / Substrate

- Inspect substrate in wet areas; notify homeowner of hidden rot/mold if discovered (excluded unless approved)
- Install/repair backing as required for fixtures and accessories (normal conditions)

3. Plumbing

- Like-for-like fixture changeouts unless otherwise specified
- Install new shower valve/trim if included and selected
- Install new vanity faucet and reconnect supply/drain

- Set toilet (existing or new) with new wax ring and test for leaks

4. Electrical

- Replace vanity light fixture (like-for-like) and verify operation
- Optional: replace GFCI receptacle for code/safety if requested
- New circuits/panel work excluded unless explicitly included

5. Waterproofing + Tile

- Install approved waterproofing system in wet area per manufacturer requirements
- Install wall tile to specified height; grout and caulk transitions
- Install shower floor tile (if applicable) and slope to drain as required

6. Paint + Finish

- Patch and prep walls/ceiling impacted by work (normal conditions)
- Prime and paint bathroom walls (one color) unless specified otherwise
- Install accessories (hardware by homeowner unless included)

7. Cleanup + Closeout

- Final cleanup of work area and removal of protective coverings
- Walkthrough with homeowner to confirm completion and punch items

Assumptions: Normal conditions. Hidden damage, mold remediation, structural corrections, asbestos/lead abatement, and unpermitted work are excluded unless separately approved.

ESTIMATE STRUCTURE

(CONTRACTOR-FACING)

Organized line items that are easy to price and revise:

Line Item	Notes/Inclusions	Budget
Demo + Disposal	Protection, removal, haul-off	
Plumbing	Valve/trim, faucet, toilet set,	
Electrical	Light swap, optional GFCI	
Waterproofing	System + materials per	
Tile Labor	Shower walls + floor (if	
Tile Materials	Tile, grout, thinset, trim	
Vanity + Top	Allowance or client selection	
Fixtures	Faucet, shower trim,	
Paint + Patch	Prep, prime, paint	
Overhead + Profit	Contractor sets markup /	
Contingency (Optional)	Disclose clearly if used	

Allowances: List allowances by category when selections are not finalized. Selections above allowance become a change order.

Exclusions: Permit fees, structural modifications, hidden water damage, mold remediation, asbestos/lead abatement, and any work not explicitly listed in the Scope of Work.

PROPOSAL TERMS

(CLIENT-FACING)

Schedule (Example)

- Typical duration: 7–14 working days depending on selections and inspections
- Material lead times may impact start date and completion
- Homeowner provides access to the work area during working hours

Payment Schedule (Example)

- Deposit: 40% due at acceptance to reserve scheduling and order materials
- Progress: 40% due at midpoint (after waterproofing/tile set)
- Final: 20% due at substantial completion prior to final punchlist sign-off

Change Orders

- Any work not listed in the Scope of Work requires written change-order approval before proceeding
- Selections above allowance amounts will be priced as a change order
- Unforeseen conditions will be documented and quoted before repairs are performed

Warranty / Workmanship

- Workmanship warranty: 12 months (example)
- Manufacturer warranties apply to products and fixtures used
- Warranty excludes homeowner-supplied materials and pre-existing issues

Plain-English terms reduce misunderstandings and protect margin by setting expectations upfront.

NEXT STEPS

- Confirm final scope and pricing (contractor approval)
- Confirm selections (tile/vanity/fixtures) or agree to allowances
- Issue final contractor proposal/contract document for signature (this sample is not an invoice)
- Collect deposit and lock schedule

Acceptance (Example)

Homeowner Name: _____ Date: _____

Contractor: _____ Date: _____

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or email service@akribeia.xyz.