

# Bathroom Scope

Project Address \_\_\_\_\_

## Project Information

Scope summary (1 to 2 sentence project description)

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Example: primary bath remodel, hall bath renovation, powder room, or new bathroom construction.

Project address

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Bathroom location / room name

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Occupancy status

- |  |                                 |
|--|---------------------------------|
| <input type="checkbox"/> Occupied        | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Tenant occupied | <input type="checkbox"/> Other  |

Access, working hours, and protection notes

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## 1.0 Bathroom Project Overview

Type of project

- |  |  |
|--|--|
| <input type="checkbox"/> Bathroom remodel          | <input type="checkbox"/> Bathroom renovation |
| <input type="checkbox"/> New bathroom construction | <input type="checkbox"/> Powder bath         |
| <input type="checkbox"/> Primary bath              | <input type="checkbox"/> Other               |

Approximate bathroom size

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Fixture count

- |  |  |
|--|--|
| <input type="checkbox"/> Shower        | <input type="checkbox"/> Tub           |
| <input type="checkbox"/> Toilet        | <input type="checkbox"/> Single vanity |
| <input type="checkbox"/> Double vanity | <input type="checkbox"/> Other         |

General layout notes

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## 2.0 Existing Conditions / Verification

Contractor to verify

- |  |  |
|--|--|
| <input type="checkbox"/> Existing plumbing rough-ins | <input type="checkbox"/> Electrical capacity |
| <input type="checkbox"/> Ventilation route           | <input type="checkbox"/> Floor framing       |
| <input type="checkbox"/> Wall framing                | <input type="checkbox"/> Subfloor condition  |

Known issues

- |   |  |
|---|--|
| <input type="checkbox"/> Leaks                      | <input type="checkbox"/> Rot           |
| <input type="checkbox"/> Mold concern               | <input type="checkbox"/> Soft floor    |
| <input type="checkbox"/> Out-of-level walls / floor | <input type="checkbox"/> Prior repairs |

Known damage or existing condition notes

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### 3.0 Demolition and Protection

Demolition scope

- |  |   |
|--|---|
| <input type="checkbox"/> Remove fixtures               | <input type="checkbox"/> Remove vanity / countertop |
| <input type="checkbox"/> Remove toilet                 | <input type="checkbox"/> Remove tub / shower        |
| <input type="checkbox"/> Remove tile                   | <input type="checkbox"/> Remove flooring            |
| <input type="checkbox"/> Remove drywall / backer board |   |

Protection and debris

- |   |   |
|---|---|
| <input type="checkbox"/> Protect floors         | <input type="checkbox"/> Dust control     |
| <input type="checkbox"/> Protect adjacent rooms | <input type="checkbox"/> On-site dumpster |
| <input type="checkbox"/> Haul away debris       | <input type="checkbox"/> Daily cleanup    |

Demo and protection notes

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### 4.0 Layout, Framing, and Rough Opening Changes

Framing / layout scope

- |   |   |
|---|---|
| <input type="checkbox"/> No layout changes expected | <input type="checkbox"/> Move wall                    |
| <input type="checkbox"/> Change door opening        | <input type="checkbox"/> Frame niche                  |
| <input type="checkbox"/> Add blocking for grab bars | <input type="checkbox"/> Add blocking for accessories |

Shower / tub opening size

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Vanity location / rough opening notes

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Framing notes and exclusions

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## 5.0 Plumbing Scope

Plumbing approach

- |   |   |
|---|---|
| <input type="checkbox"/> Use existing rough-ins | <input type="checkbox"/> Relocate supply lines  |
| <input type="checkbox"/> Relocate drain         | <input type="checkbox"/> Relocate toilet flange |
| <input type="checkbox"/> New rough plumbing     | <input type="checkbox"/> Replace shutoff valves |

Fixture connections

- |                                       |                                       |
|---------------------------------------|---------------------------------------|
| <input type="checkbox"/> Shower valve | <input type="checkbox"/> Tub filler   |
| <input type="checkbox"/> Sink faucet  | <input type="checkbox"/> Toilet       |
| <input type="checkbox"/> Drain / trap | <input type="checkbox"/> Supply lines |

Plumbing notes / contractor verification items

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## 6.0 Shower / Tub Scope

Shower / tub work

- |   |   |
|---|---|
| <input type="checkbox"/> Shower only        | <input type="checkbox"/> Tub only           |
| <input type="checkbox"/> Tub / shower combo | <input type="checkbox"/> Prefab unit        |
| <input type="checkbox"/> Tile shower        | <input type="checkbox"/> Glass door / panel |

Shower pan, tub, or base details

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Valve, head, trim, niche, bench, shelf, and accessory notes

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## 7.0 Waterproofing and Backer Board

Waterproofing scope

- |  |   |
|--|---|
| <input type="checkbox"/> Waterproof shower walls | <input type="checkbox"/> Waterproof shower pan  |
| <input type="checkbox"/> Waterproof tub surround | <input type="checkbox"/> Waterproof floor area  |
| <input type="checkbox"/> Use manufacturer system | <input type="checkbox"/> Flood test if required |

Substrate / prep

- |  |  |
|--|--|
| <input type="checkbox"/> Cement backer board | <input type="checkbox"/> Foam board          |
| <input type="checkbox"/> Waterproof membrane | <input type="checkbox"/> Mud bed             |
| <input type="checkbox"/> Uncoupling membrane | <input type="checkbox"/> Discuss with bidder |

Waterproofing system and prep notes

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## 8.0 Tile, Flooring, and Finish Materials

Finish areas

- |                                       |   |
|---------------------------------------|---|
| <input type="checkbox"/> Shower walls | <input type="checkbox"/> Shower floor     |
| <input type="checkbox"/> Tub surround | <input type="checkbox"/> Bathroom floor   |
| <input type="checkbox"/> Backsplash   | <input type="checkbox"/> Base / trim tile |

Tile material, size, pattern, grout, and trim pieces

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Flooring material and transition notes

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## 9.0 Vanity, Countertop, Sink, Faucet, Toilet

Fixtures / finish items

- |   |                                       |
|---|---------------------------------------|
| <input type="checkbox"/> Vanity           | <input type="checkbox"/> Countertop   |
| <input type="checkbox"/> Sink             | <input type="checkbox"/> Faucet       |
| <input type="checkbox"/> Toilet           | <input type="checkbox"/> Mirror       |
| <input type="checkbox"/> Medicine cabinet | <input type="checkbox"/> Shower glass |

Provided by

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/> Contractor | <input type="checkbox"/> Owner-provided |
| <input type="checkbox"/> Allowance  | <input type="checkbox"/> TBD            |

Fixture model numbers, colors, or allowance notes

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## 10.0 Ventilation, Lighting, Switches, Outlets, GFCI

Electrical / ventilation scope

- |   |  |
|---|--|
| <input type="checkbox"/> Bath fan       | <input type="checkbox"/> Fan duct route    |
| <input type="checkbox"/> Vanity light   | <input type="checkbox"/> Ceiling light     |
| <input type="checkbox"/> Recessed light | <input type="checkbox"/> Switches          |
| <input type="checkbox"/> GFCI outlet    | <input type="checkbox"/> Dedicated circuit |

Electrical and code-required notes

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## 11.0 Drywall, Trim, Paint, Accessories

Finish scope

- |  |  |
|--|--|
| <input type="checkbox"/> Drywall patch | <input type="checkbox"/> New drywall   |
| <input type="checkbox"/> Base trim     | <input type="checkbox"/> Door trim     |
| <input type="checkbox"/> Paint walls   | <input type="checkbox"/> Paint ceiling |
| <input type="checkbox"/> Caulk         | <input type="checkbox"/> Final cleanup |

Accessories

- |  |                                     |
|--|-------------------------------------|
| <input type="checkbox"/> Mirror              | <input type="checkbox"/> Towel bars |
| <input type="checkbox"/> Toilet paper holder | <input type="checkbox"/> Niches     |
| <input type="checkbox"/> Shelves             | <input type="checkbox"/> Grab bars  |
| <input type="checkbox"/> Robe hooks          |                                     |

Accessory locations and finish notes

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## 12.0 Allowances, Owner-Provided Materials, Exclusions

Items needing clear pricing

- |   |  |
|---|--|
| <input type="checkbox"/> Tile allowance           | <input type="checkbox"/> Fixture allowance |
| <input type="checkbox"/> Glass allowance          | <input type="checkbox"/> Vanity allowance  |
| <input type="checkbox"/> Owner-provided materials | <input type="checkbox"/> Excluded work     |

Owner-provided items and who installs them

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Exclusions, assumptions, or open items

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### 13.0 Hidden Conditions / Change Order Triggers

Potential change-order triggers

- |  |  |
|--|--|
| <input type="checkbox"/> Rot               | <input type="checkbox"/> Mold                |
| <input type="checkbox"/> Framing repair    | <input type="checkbox"/> Subfloor repair     |
| <input type="checkbox"/> Plumbing surprise | <input type="checkbox"/> Electrical surprise |
| <input type="checkbox"/> Code upgrade      | <input type="checkbox"/> Permit requirement  |

How hidden conditions will be documented and priced

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### 14.0 Permit Responsibility

Permit responsibility

- |                                       |                                |
|---------------------------------------|--------------------------------|
| <input type="checkbox"/> Contractor   | <input type="checkbox"/> Owner |
| <input type="checkbox"/> Not expected | <input type="checkbox"/> TBD   |

Inspection or permit notes

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### 15.0 Contractor Notes / Clarifications

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**Contractor Information / Bid Amount**

Company name

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Estimator / contact name

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Phone

Email

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Base bid amount

Allowance total / notes

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Bid exclusions or assumptions

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**Homeowner Sign-Off**

Name

Date

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Signature

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