

Bid Check

Bathroom remodel (hall bathroom), bid from Budget Bath Example Co., dated September 8, 2026

Bid Check reads one contractor bid and lays out what it covers, what it leaves out or leaves vague, and what to ask before you sign. It does not judge the price: one bid gives no baseline, so the price question is best answered by a second bid.

This is a proposal for a full hall bathroom remodel at 1234 Example St in Pasadena. It is laid out as seven scope lines with a price on each: demolition, framing and plumbing rough-in, electrical, drywall and waterproofing, tile, fixture and vanity installation, and paint, adding to one contract price. The prices cover labor and the items listed; tile and fixture materials are handled as allowances to be set after signing, and permits, the dumpster and haul-away, the shower door and the exhaust fan unit are excluded.

1. What the bid covers

Everything the bid includes, grouped the same way BidCompare AI groups a comparison.

Total as printed: \$25,800

Category	Item	What the bid says
Tile and backsplash	Tile setting labor, tub surround and floor	"Labor to install tile on tub surround and floor. Tile material allowance to be determined after signing." \$6,200.00
Plumbing fixtures	Fixture and vanity installation labor	"Labor to install toilet, vanity, faucets and shower trim. Fixture allowance to be determined, selections by owner." \$2,000.00
Paint and wall finish	Prime and paint, plus accessory installation	"Prime and paint walls, ceiling and trim. Install owner-selected accessories." \$4,000.00
Electrical	Rough electrical wiring	"Rough wiring for outlet, vanity light and exhaust fan location. Fan unit by owner." \$1,800.00
Plumbing rough	Plumbing rough-in	"relocate drain, install new supply lines and shower valve." Part of the \$5,800.00 Framing and plumbing rough-in line
Structural	Tub alcove reframing	"Reframe tub alcove" as part of the Framing and plumbing rough-in line, \$5,800.00 combined with the plumbing work
Demolition	Bathroom demolition	"Remove existing tub, toilet, vanity, tile and drywall in the hall bathroom. Dumpster, debris haul-away and disposal fees are NOT included; owner to arrange and pay for them." \$2,800.00
Insulation and drywall	Cement board, waterproofing and drywall	"Cement board in the tub/shower area, waterproofing as needed, drywall elsewhere." \$3,200.00

2. What's missing or vague

Items a project like this usually needs that the bid leaves out or describes too loosely to hold anyone to. They are sorted by how much they usually matter, starting with demolition, haul-away and permits.

Area	Item to verify	Status	Why it matters
Demolition and haul-away	Dumpster, debris haul-away and disposal	Missing	The bid says you arrange and pay for the dumpster and dump fees yourself, so that cost sits outside the \$25,800 and you have to line it up before demo day.
Permits and inspections	Permits and city inspections	Missing	The bid puts permit pulling on you, so you need to know what Pasadena requires for moving a drain and adding wiring, and who meets the inspector.
Trade work	Tub or shower base unit	Missing	Demolition removes the old tub and the framing line reframes the alcove, but nothing in the bid says a new tub or shower base is supplied or installed.
	Shower pan and waterproofing system	Vague	"Waterproofing as needed" does not say what product goes on the walls or how the tub/shower base is sealed, and that is the one thing that keeps water out of the framing.
	Exhaust fan vented to the outside	Vague	Only the wiring and fan location are included and the fan unit is yours to buy, so it is unclear who runs the duct to the outside and installs the unit.
	Moisture-resistant drywall in wet areas	Vague	"Drywall elsewhere" does not say what grade goes on the walls next to the tub, where moisture collects even outside the shower.
	GFCI outlet and lighting fixtures	Vague	Only rough wiring is priced, so the vanity light, the outlet device and the finish electrical work may not be in the number.
Finish materials and who supplies them	Tile materials: brand, grade, size, quantity	Vague	The tile allowance is set after signing, so the single biggest material cost in this bathroom is unknown while you are deciding whether to sign.
	Paint product and number of coats	Vague	"Prime and paint" does not say which paint or how many coats, which changes how the finish holds up in a wet room.
Fixtures	Shower glass or tub/shower door	Missing	The bid excludes the glass door, so that is a separate purchase and install you will need to arrange and schedule after the tile is set.
	Vanity, countertop and sink	Vague	The bid prices labor to install a vanity but the fixture allowance is undefined, so the cabinet, top and sink cost is not yet in anyone's budget.
	Toilet, faucet, shower trim and shower valve trim	Vague	Selections are left to you with no dollar figure, so the final price can move a long way after the contract is signed.

Area	Item to verify	Status	Why it matters
Cleanup	Daily and final cleanup, dust control	Missing	Nothing says who sweeps up each day or protects the hallway and floors, and bathroom demo makes dust travel through the house.
Warranty	Written warranty on labor and materials	Missing	With no warranty printed, you have nothing in writing about who fixes a leak or loose tile after the job is done.
Other	Hidden damage behind the walls	Missing	Old bathrooms often hide rot or corroded pipe behind the tub, and the bid does not say how that work gets priced if it turns up.
	Schedule: start date and duration	Missing	No start or finish date is printed, and with one bathroom out of service the length of the job matters to the household.
	Change orders and the cost-plus-20% markup	Vague	The bid says allowance overages are billed at cost plus 20%, but does not say that changes go in writing and get your signature before work starts.

3. Allowances

An allowance is a placeholder budget for something you pick later, such as tile or fixtures. If your choice costs more, you pay the difference, so each one needs a clear dollar figure and unit.

Allowance	As printed	Status	What to clarify
Tile material allowance	Tile material allowance to be determined after signing.	No figure	Ask for a dollar figure and square footage before signing, and whether it covers trim pieces, thinset, grout and waste, or just the field tile.
Fixture allowance (toilet, vanity, faucets, shower trim)	Fixture allowance to be determined, selections by owner.	No figure	Ask for an amount per item, whether it is material only, and whether delivery and sales tax come out of it.
Allowance overage markup	Material allowances for tile and fixtures to be agreed after contract signing; any overage billed at cost plus 20%.	No figure	Ask that the markup apply only to the amount over the allowance, and that any credit come back to you if you spend less.

4. Paperwork and terms

What the bid shows about the business side of the job. Items to verify are worth settling in writing before you sign.

Check	What the bid shows	Status	Next step
License number shown	Lic. # 0000001	Checked	Check it on the CSLB site (see below).

Check	What the bid shows	Status	Next step
Insurance mentioned	Not mentioned	Verify	Ask for a certificate of liability insurance and proof of workers' compensation coverage.
How long the price holds	Price is firm for 30 days.	Checked	Note the date so the price does not lapse while you collect other bids.
Payment schedule tied to milestones	50% deposit due at signing: \$12,900.00; Balance due on completion: \$12,900.00	Verify	Ask to tie each payment to a finished stage of work rather than to dates.
Deposit size	\$12,900, 50% of the \$25,800 total	Verify	That is a large share before work starts. Ask what it pays for, and whether more of the price can move to milestone payments.
Start date and duration	Not stated	Verify	Ask when work can start and how long it will take.
How change orders are handled	Not stated	Verify	Ask how changes are priced and approved. Written change orders, signed before the extra work starts, are the norm.

California rules

Check	What the bid shows	Status	Next step
Down payment limit	\$12,900 asked, limit \$1,000	Verify	California limits the down payment on a home improvement contract to \$1,000. For a \$25,800 job that is \$1,000. The bid asks for \$12,900. Ask the contractor to bring the down payment within the limit before you sign.
CSLB license number	0000001 matches the CSLB number format	Checked	Look it up on the CSLB site to confirm it is active, matches the company name and covers this kind of work. Look it up
Required contract notices	Not found in the bid: Three-day right to cancel (Notice of Cancellation); Mechanics lien warning; Information about the Contractors State License Board; Commercial general liability insurance disclosure; Workers' compensation insurance disclosure; Down payment limit notice	Verify	A California home improvement contract carries these notices. A bid often leaves them out, so ask that the final contract include them.

This is general information about state rules, not legal advice. For a question about a specific contract, ask an attorney or the state licensing board.

5. Questions to ask this contractor

- Before you sign: the payment terms are half at signing and half at completion, with no stages in between. Can we rewrite them as payments tied to finished work, for example after rough-in passes inspection, after tile, and a final payment when the punch list is done?

2. What dollar figures are you putting on the tile and fixture allowances? I would like both written into the contract before signing rather than agreed afterward.
3. Is a new tub or shower base included anywhere in this price? Demolition removes the old one and you reframe the alcove, but I do not see a new unit listed.
4. Which permits does Pasadena require for relocating the drain and the new wiring, and will you pull them and meet the inspectors if I pay the fees?
5. What waterproofing product goes behind the tile, and how is the base of the tub or shower sealed?
6. Can you arrange the dumpster and haul-away and bill it at cost, so demo debris leaves the site on your schedule rather than mine?
7. Does the exhaust fan work include ducting all the way to the outside, and will you install the fan unit if I buy it?
8. What warranty do you give on your labor, for how long, and will it be written into the contract?
9. Do you carry general liability insurance and workers' compensation? Please send certificates naming me before work starts.
10. If you open the walls and find rot, mold or bad pipe, how do you price that, and will I approve it in writing first?
11. When would you start, and how many working days do you expect the bathroom to be out of service?
12. Does the electrical price include the GFCI outlet device, the vanity light install and final hookup, or only the rough wiring?

6. What to ask the next contractor to include

Ask the next contractor to cover these points, so the two bids line up item for item.

- Price demolition and haul-away as its own line, including the dumpster and dump fees.
- Include permit fees and inspection coordination in the price, or state the fee amount separately.
- State the tile allowance as a dollar figure with square footage, and say whether it covers trim, thinset, grout and waste.
- State a fixture allowance per item (toilet, tub or shower base, faucet, shower trim, vanity, top, sink) with dollar amounts.
- Name the waterproofing system by brand and say whether a new shower pan or liner is included.
- Spell out whether a new tub or shower base is supplied and installed.
- Confirm the exhaust fan is supplied, installed and ducted to the outside.
- Price a glass shower door or enclosure as a separate option line.
- Say what grade of drywall goes in the wet areas and list the paint brand, sheen and number of coats.
- Break the electrical into rough wiring and finish work, including the GFCI outlet and light fixture install.
- Give a payment schedule tied to finished stages of work rather than a large deposit at signing.
- Put the labor warranty in writing with a term in years.
- Print a start date and an expected number of working days.
- State how change orders and hidden-damage work get priced and approved in writing.
- Describe daily cleanup, floor protection and dust control, plus final cleanup.

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Feedback on this Bid Check is welcome and helps improve the tool.