

Michigan Project *Planning Pack*

Budget the complete scope.

Research permits. Compare contractor bids.

Write the same scope for every bidder.

Comparable bids start with a comparable written scope.

PROJECT AND ADDRESS

GOAL AND MUST-HAVE OUTCOME

APPROXIMATE SIZE OR QUANTITY

MATERIALS OR PRODUCT LEVEL

WORK INCLUDED

WORK INTENTIONALLY EXCLUDED

TARGET TIMING

KNOWN SITE OR EXISTING-CONDITION CONCERNS

Plan beyond the contractor total.

Design / engineering	\$
Permit and inspection fees	\$
Main construction contract	\$
Allowances and owner selections	\$
Site work or temporary protection	\$
Contingency for unknown conditions	\$
Temporary living or storage	\$
Total working budget	\$

Estimate locally, then keep a separate reserve. Planning ranges are not contractor quotes.
homescopguide.com/tools/renovation-contingency-calculator

Research here. Confirm locally.

- ☐ Responsible building or planning department identified
- ☐ Official application page opened
- ☐ Building and trade permits mapped
- ☐ Zoning, historic, drainage, woodland, or site review checked
- ☐ Common drawings and supporting documents listed
- ☐ Exact inspection sequence confirmed
- ☐ Who applies, pays, schedules, and corrects named in contract
- ☐ Final approval required before last payment

OFFICIAL-SOURCE SHORTCUT

Search 15 Michigan municipal starting points, then verify the current requirement directly.

homescopguide.com/michigan/permit-directory

Look beyond the bottom line.

CHECK	QUOTE 1	QUOTE 2	QUOTE 3
Total price			
Cost per sq. ft.			
Scope complete			
Materials specified			
Allowances identified			
Exclusions identified			
Warranty written			
Payment milestones			
Permits included			
Cleanup included			

Compare bids interactively and print a normalized report:
homescopeguide.com/tools/contractor-bid-comparison

Questions before signing.

- ☐ Who will perform the work and supervise the site?
- ☐ How will licensing and insurance be verified?
- ☐ Which exact products and installation methods are included?
- ☐ How are changes and concealed conditions approved?
- ☐ Who obtains permits and schedules inspections?
- ☐ What completed work triggers each payment?
- ☐ What does each warranty cover and exclude?
- ☐ What documents are delivered at final closeout?

A clear contract turns promises into checkable scope.

Get the printable question packet: homescopguide.com/tools/questions-before-signing