RIDGELINE
ROOFING & EXTERIORS

Ridgeline Roofing & Exteriors

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BID PROPOSAL

Proposal #: _____ Date: _____ Valid until: _____

1. Prepared For

Client name: _____

Project address: _____

Phone / email: _____

2. Project Summary

[Two or three sentences in plain language: what the client asked for, what you will build, repair or install, and the result they can expect when the job is done.]

3. Scope of Work

The price in Section 5 covers the work listed here. Work that is not listed is not included unless it is added by a signed change order.

#	Work item	What is included
1	[Demolition and prep]	[Remove existing ____; protect floors and nearby finishes; haul away debris]
2	[Rough work]	[Framing / piping / wiring / ductwork as needed for ____]
3	[Materials and equipment]	[Brand, model, size, color or grade of what you are supplying]
4	[Installation and finish]	[Install, connect, test and finish ____ to match existing]
5	[Cleanup and walkthrough]	[Daily cleanup; final cleanup; walkthrough with client]
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4. Exclusions

Unless they are listed in Section 3, this proposal does not include:

- Repair of hidden conditions found after work starts (rot, mold, damaged framing, outdated wiring or piping).
- Testing or removal of hazardous materials such as asbestos or lead paint.
- Painting, patching or flooring outside the work area.
- [Permit, engineering or utility fees: included / excluded / billed at cost]

- [Anything else the client may assume is included: ____]

5. Price

#	Description	Price
1	[Labor]	$ _____
2	[Materials and equipment]	$ _____
3	[Subcontractors]	$ _____
4	[Permits and fees]	$ _____
	TOTAL BID PRICE	**$** _____

Optional add-ons. The client initials each option they want. Accepted options are added to the total bid price.

Option	Description	Add to price	Client initials
A	[Upgrade or added work]	$ _____	
B	[Upgrade or added work]	$ _____	
C		$ _____	

6. Allowances

The price includes these allowances for items the client has not picked yet: [item: $ _____]; [item: $ _____]. If the client's final selection costs more or less than the allowance, the price changes by the difference.

7. Schedule

Estimated start date: _____

Estimated time to complete: _____

Dates are estimates. They depend on permit approval, material delivery, weather and client selections.

8. Payment Schedule

Payment	% of price	Amount	Due
Deposit	____ %	$ _____	When this proposal is signed
Progress payment 1	____ %	$ _____	[Materials delivered / work starts]
Progress payment 2	____ %	$ _____	[Milestone: ____]
Final payment	____ %	$ _____	At completion, after the walkthrough

Accepted payment methods: check, ACH or card. Balances more than ____ days late may be charged interest where the law allows.

9. Change Orders

Any change to the scope, price or schedule is written up as a change order and signed by both parties before that work starts.

10. Warranty

The contractor warrants its workmanship for 5 years from the completion date. Manufacturer warranties on materials and equipment pass through to the client. The warranty does not cover normal wear, misuse, or work changed by others.

11. Terms and Assumptions

- This price is good until the “valid until” date above. After that date it may change with material and labor costs.
- The price is based on conditions visible at the site visit on _____. Conditions that could not be seen are handled by change order.
- The client provides access to the work area, water and power during working hours: Monday to Friday, 7 am to 5 pm.
- The contractor carries general liability insurance, and workers' compensation where the law requires it. Certificates are available on request.

12. Acceptance

By signing, the client accepts this proposal, including the scope, price and payment schedule above, and authorizes the contractor to schedule the work.

Client signature: _____

Printed name and title: _____

Date: _____

Contractor signature: _____

Printed name and title: _____

Date: _____