Skyview Design

Fictional Sample Report

Sample only. No real project, review or signature.

Summary

Sample. Made-up project: 412 Example Lane, Austin. A fictional ADU with Bids A and B. Not a real review or signature.

Missing scope

Bid B, exclusions: utility trenching is excluded. Ask who owns this work before comparing totals. Illustrative risk: $4,000-$8,000, not an estimate.

Allowances

Bid A, line 14: a $2,000 cabinet allowance excludes installation. Request a complete installed price before signing.

Field risk

Plans, sheet A3: the roof-to-wall junction has no flashing detail. Ask the designer to show drainage and waterproofing continuity.

Builder questions

Bid A, line 14: Does the cabinet allowance include delivery, installation, hardware and tax?

Bid B, exclusions: Who will price utility trenching?

Plans, sheet A3: Which roof-to-wall flashing detail will you build?

Next step

Send these questions to each builder before you sign. This fictional sample is not construction, permit, inspection or contract advice.