

Bathroom Remodel Scope Checklist

Use this worksheet before contractor visits and again when comparing written proposals. It is designed to expose missing scope, unclear allowances and responsibility gaps before work begins.

Project address	
Project ZIP code	
Target start window	
Approximate room size	
Working budget range	
Only bathroom in home?	☐ Yes ☐ No

1. Define the project category

- ☐ Focused wet-area replacement: tub or shower area only
- ☐ Partial update: selected fixtures and finishes while much of the room remains
- ☐ Full remodel: coordinated wet area, vanity, floor, lighting, ventilation and finishes
- ☐ High-complexity remodel: layout changes, accessibility, custom work or structural changes

Primary problems to solve

- ☐ Difficult tub or shower entry
- ☐ Recurring moisture, condensation or failed sealant
- ☐ Poor storage or circulation
- ☐ Damaged or outdated fixtures and finishes
- ☐ Accessibility or aging-in-place needs
- ☐ Layout change or larger shower requested

2. What the first visit should document

- ☐ Room, door, fixture and wet-area dimensions
- ☐ Existing drain, valve and supply locations
- ☐ Electrical outlets, lighting and required circuits
- ☐ Fan capacity, duct route and exterior termination
- ☐ Visible water damage, movement or soft flooring
- ☐ Threshold height, support blocking and reach needs
- ☐ Access path, protection and debris-removal plan
- ☐ Items specifically excluded from the proposed work

Notes

3. Compare the written construction scope

Scope item	Proposal A	Proposal B	Proposal C
Protection and dust control	☐	☐	☐
Demolition and disposal	☐	☐	☐
Framing and subfloor repairs	☐	☐	☐
Plumbing and fixture moves	☐	☐	☐
Electrical and lighting	☐	☐	☐
Ventilation and ducting	☐	☐	☐
Waterproofing system named	☐	☐	☐
Tile substrate and movement joints	☐	☐	☐
Fixtures and finish allowances	☐	☐	☐
Permits and inspections	☐	☐	☐
Paint, trim and transitions	☐	☐	☐
Cleanup and closeout records	☐	☐	☐

Questions the proposal should answer

- ☐ Which waterproofing components form one warranted system?
- ☐ Who applies for permits, pays fees and schedules inspections?
- ☐ Which fixtures and finishes are fixed selections versus allowances?
- ☐ How are concealed conditions priced and approved?
- ☐ What is the material-ordering period versus the onsite construction period?
- ☐ Who is responsible for custom-glass measurements and final fit?
- ☐ What written workmanship warranty comes from the provider performing the work?

Notes

4. Selections and technical decisions

Decision	Selected / specified
Tub, shower base or pan	
Wall finish and waterproofing	
Valve, trim and showerhead	
Glass door or curtain provision	
Vanity, top, sink and faucet	
Floor tile and radiant heat	
Lighting, outlets and controls	
Fan capacity and duct route	
Grab-bar blocking and accessories	

5. Provider and contract verification

- ☐ Legal provider name and physical contact information confirmed
- ☐ Insurance documentation reviewed directly
- ☐ Required trade credentials or licence status checked with the issuing authority
- ☐ References or genuine platform reviews checked without relying on website claims alone
- ☐ Payment schedule tied to defined milestones
- ☐ Written change-order procedure included
- ☐ Start window, substantial completion and delay handling described
- ☐ Cleanup, care instructions, permit closeout and warranty records included

6. Final comparison

Proposal	Total	Allowances	Onsite duration	Main exclusions
A	\$	\$		
B	\$	\$		
C	\$	\$		

Planning note

The lowest total is not automatically the least expensive completed project. Compare the same scope, assumptions, allowances and correction responsibilities before deciding. Verify every independent provider before hiring.