

APPENDIX E

Contractor vetting + *bid comparison*.

Vetting checklist.

For every contractor before issuing a contract.

- ☐ Michigan Builder license verified (LARA tool)
- ☐ Workers comp certificate
- ☐ Three references called and confirmed
- ☐ BBB or online review check
- ☐ Written line-item bid, not lump sum
- ☐ Lien waiver requirement at each draw
- ☐ Certificate of general liability, \$1M+
- ☐ EPA RRP Firm certification (pre-1978)
- ☐ Two job-site visits to active projects
- ☐ Past lien history search
- ☐ Payment schedule tied to milestones

Bid comparison worksheet.

SCOPE CATEGORY	CONTRACTOR A	CONTRACTOR B	CONTRACTOR C	NOTES
DEMO & DISPOSAL	\$	\$	\$	
FOUNDATION & STRUCTURAL	\$	\$	\$	
ROOFING	\$	\$	\$	
SIDING & EXTERIOR	\$	\$	\$	
WINDOWS & DOORS	\$	\$	\$	
PLUMBING	\$	\$	\$	
ELECTRICAL	\$	\$	\$	
HVAC	\$	\$	\$	
INSULATION	\$	\$	\$	
DRYWALL & PAINT	\$	\$	\$	
FLOORING	\$	\$	\$	
CABINETS & COUNTERS	\$	\$	\$	
TRIM & DOORS	\$	\$	\$	
TOTAL	\$	\$	\$	

RED FLAGS IN BIDDING

Bids 20%+ below median (likely missing scope or under-priced labor). Lump-sum-only bids. No insurance certificate. No references. Push to start without a written contract.