



Compare the same job - not just three totals

Use this worksheet after immediate hazards are handled. Keep emergency stabilization separate from the permanent repair, then compare every written bid on the same scope.

Property address _____

Date _____

Insurance claim # (optional) _____

Adjuster _____

FIRST: SAFETY AND DOCUMENTATION

Stay away from downed lines, unstable walls, sagging ceilings, and unsafe areas. Photograph damage, notify the insurer promptly, save emergency-work receipts, and follow local officials.

CONTRACTOR SNAPSHOT	BID 1	BID 2	BID 3
Company and contact			
Wisconsin credential verified			
Insurance verified independently			
Estimate date			
Permanent repair total	\$	\$	\$
Deposit requested	\$ / %	\$ / %	\$ / %
Expected start and finish			
Who pulls the permit?			
Emergency work priced separately?	YES / NO	YES / NO	YES / NO

Three rules before you choose

- 1 Verify the business, Wisconsin credentials, and insurance yourself.
- 2 Require written unit prices or a written change-order process for hidden damage.
- 3 Tie payments to completed milestones and request lien waivers when you pay.

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Mark what each permanent-repair estimate actually includes

Write the specification, quantity, allowance, or 'not included' - a blank box is a question for the contractor.

SCOPE ITEM	BID 1	BID 2	BID 3	NOTES / DIFFERENCES
Roof area / squares and waste				
Tear-off layers				
Decking / sheathing unit price				
Underlayment				
Ice-and-water protection				
Flashing and drip edge				
Shingle brand and product line				
Fastening / wind specification				
Ventilation				
Gutters / exterior metal				
Tree or structural work				
Permit and inspections				
Cleanup and disposal				
Material warranty				
Workmanship warranty				
Written change-order method				
Payment milestones / lien waivers				

Pause if you see

- ☐ Pressure to sign today
- ☐ A lump sum with no scope
- ☐ Unverified credentials or insurance
- ☐ A large unexplained deposit
- ☐ Open-ended hidden-damage pricing
- ☐ No permit, cleanup, or warranty terms

OFFICIAL WISCONSIN SOURCES

weather.gov/grb/07272026_SevereStorms | oci.wi.gov | datcp.wi.gov | dsps.wi.gov