

ROOF REPLACEMENT ANSWER KEY

BID #1 Issues

- × Missing explicit permit responsibility
- × Insurance not clearly additional insured
- × Workers comp not stated
- × Ice & water locations incomplete
- × Flashing vague
- × Ventilation not code tied
- × Deck pricing undefined
- × Resident notice timing missing
- × Weak warranty
- × Exclusions vague

BID #2 Issues

- × Permit responsibility shifted
- × Insurance vague
- × Owner coordination burden
- × Ice & water vague
- × Flashing incomplete
- × Ventilation optional
- × Deck approval delay risk
- × Resident notice responsibility unclear
- × Additional insured not stated

BID #3

- ✓ No major deficiencies
- ✓ Matches template scope
- ✓ No responsibility gaps
- ✓ No scope creep triggers