Homeowner Contractor Scorecard (One-Pager)

Use for Modernize-matched contractors. Score each line 1–5 (1=poor/unclear, 5=excellent). Red flags override totals.

Category	Item (score 1–5)	Score	Notes
Fit & Trust	Project fit (similar jobs; understands goals)		
Fit & Trust	Professionalism (prepared, respectful, straightforward)		
Fit & Trust	Communication quality (clear answers; explains tradeoffs)		
Fit & Trust	Responsiveness (follows through; timely replies)		
Fit & Trust	References (current/recent; feedback checks out)		
Fit & Trust	License/insurance proof (prompt; matches contract name)		
Quote Clarity	Scope detail (specific inclusions; not vague)		
Quote Clarity	Exclusions explicit (clearly states what's not included)		
Quote Clarity	Allowances realistic (listed with $ and what they cover)		
Quote Clarity	Materials plan clear (who buys what; lead times)		
Quote Clarity	Cleanup/protection included (floors; debris; daily standard)		
Quote Clarity	Change order process (written; priced; approved before work)		
Quote Clarity	Warranty/callback terms (clear coverage and duration)		
Schedule & Plan	Start window realism (aligns with workload)		
Schedule & Plan	Timeline clarity (duration + key milestones)		
Schedule & Plan	Supervision (named lead; job load)		
Schedule & Plan	Permits/inspections plan (who pulls/pays; coordination)		
Schedule & Plan	Risk plan (hidden issues; pricing approach)		
Price & Payment	Payment schedule quality (milestones; reasonable deposit)		
Price & Payment	Price makes sense (consistent with scope; not underbid)		

Red Flags (any YES = pause and reassess):

☐ Refuses/avoids providing license or insurance documentation ☐ Says permits aren't needed when they likely are
☐ Quote is vague (lots of "TBD") with no clear process to finalize ☐ Poor communication before the job starts
☐ Pushes large upfront payment before meaningful work begins ☐ Wants to proceed on verbal change orders

Decision Summary

Contractor I'm leaning toward: _____ Total score: _____ / 100
Top 3 reasons: 1) _____ 2) _____ 3) _____
Biggest concern to clarify: _____
Next step I need from them: _____