

RENOVATION

QuoteCheckTM

A clearer way to compare what is - and is not - in the price.

Kitchen renovation

Donvale 3111

3 quotes compared

15 September 2026

PROJECT SUMMARY

The numbers are only the beginning.

QuoteCheck does not choose a winner. It shows where the documents align, differ or need clarification so you can compare the same scope.

QUOTE A \$114,400 Oak & Stone Renovations Allowances \$6,000	QUOTE B \$108,900 Northline Projects Allowances \$9,000	QUOTE C \$122,100 Merri Build Group Allowances \$0
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WHAT NEEDS ATTENTION

- **Quote A: Payment schedule does not add to 100%**
The listed payment-stage percentages add to 105%, not 100%.
- **Quote A: Payment amounts do not match quote total**
The listed payment amounts differ from the including-GST total by \$5,720.
- **Quote A: allowances can move**
\$6,000 is represented as allowances. Confirm quantities, unit rates and the adjustment method.
- **Quote B: allowances can move**
\$9,000 is represented as allowances. Confirm quantities, unit rates and the adjustment method.
- **Preliminaries and site setup was not found in any quote**
Quote A: not found · Quote B: not found · Quote C: not found
- **Design, planning and permits differs between quotes**
Quote A: unclear · Quote B: unclear · Quote C: included
- **Demolition and strip-out differs between quotes**
Quote A: included · Quote B: excluded · Quote C: included

SCOPE MATRIX 1 OF 2

Compare the same work, line by line.

SCOPE AREA	QUOTE A	QUOTE B	QUOTE C
Preliminaries and site setup	Not found	Not found	Not found
Design, planning and permits	Unclear p. 1	Unclear p. 1	Included p. 1
Demolition and strip-out	Included p. 1	Excluded p. 1	Included p. 1
Protection, access and cleaning	Included p. 2	Included p. 2	Included p. 2
Structural work, carpentry and steel	Not found	Not found	Not found
Plumbing rough-in and fit-off	Included p. 2	Allowance p. 2	Included p. 2
Electrical rough-in and fit-off	Included p. 3	Included p. 3	Included p. 3
Gas disconnection and fit-off	Not found	Not found	Not found
Waterproofing and certification	Not found	Not found	Not found
Tiling preparation and installation	Not found	Not found	Not found

“Not found” means the item was not located. “Excluded” is used only where the quote expressly excludes it.

SCOPE MATRIX 2 OF 2

Scope, continued.

SCOPE AREA	QUOTE A	QUOTE B	QUOTE C
Cabinetry, joinery and installation	Included p. 3	Included p. 3	Included p. 3
Benchtops and splashbacks	Included p. 1	Included p. 1	Included p. 1
Fixtures, fittings and appliances	Excluded p. 1	Excluded p. 1	Included p. 1
Plaster, paint and finishes	Included p. 2	Included p. 2	Included p. 2
Floor preparation and installation	Included p. 3	Not found p. 3	Not found p. 3
Windows, doors and hardware	Not found	Not found	Not found
Heating, cooling and ventilation	Not found	Not found	Not found
Waste, skips and removal	Not found	Not found	Not found
Handover, defects and warranties	Not found	Not found	Not found

“Not found” means the item was not located. “Excluded” is used only where the quote expressly excludes it.

QUOTE A / BUILDER QUESTIONS

Questions to put in writing.

Oak & Stone Renovations

- 01 Please reconcile this arithmetic issue in writing: The listed payment-stage percentages add to 105%, not 100%.
- 02 Please reconcile this arithmetic issue in writing: The listed payment amounts differ from the including-GST total by \$5,720.
- 03 For every allowance, confirm the quantity, unit rate, product level and how any difference is calculated.
- 04 For Fixtures, fittings and appliances, confirm what is included, the quantity and specification, because it is expressly excluded.
- 05 For Design, planning and permits, confirm what is included, the quantity and specification, because it is unclear.
- 06 For Preliminaries and site setup, confirm what is included, the quantity and specification, because it was not found.
- 07 For Structural work, carpentry and steel, confirm what is included, the quantity and specification, because it was not found.
- 08 For Gas disconnection and fit-off, confirm what is included, the quantity and specification, because it was not found.

SOURCE EVIDENCE TO RECHECK

Design, planning and permits / p. 1

“Design, planning and permits: subject to confirmation”

Demolition and strip-out / p. 1

“Demolition and strip-out: included in the quoted scope”

Protection, access and cleaning / p. 2

“Protection, access and cleaning: included in the quoted scope”

Plumbing rough-in and fit-off / p. 2

“Plumbing rough-in and fit-off: included in the quoted scope”

Electrical rough-in and fit-off / p. 3

“Electrical rough-in and fit-off: included in the quoted scope”

Cabinetry, joinery and installation / p. 3

“Cabinetry, joinery and installation: included in the quoted scope”

QUOTE B / BUILDER QUESTIONS

Questions to put in writing.

Northline Projects

- 01 For every allowance, confirm the quantity, unit rate, product level and how any difference is calculated.
- 02 For Demolition and strip-out, confirm what is included, the quantity and specification, because it is expressly excluded.
- 03 For Fixtures, fittings and appliances, confirm what is included, the quantity and specification, because it is expressly excluded.
- 04 For Plumbing rough-in and fit-off, confirm what is included, the quantity and specification, because it is only an allowance.
- 05 For Design, planning and permits, confirm what is included, the quantity and specification, because it is unclear.
- 06 For Preliminaries and site setup, confirm what is included, the quantity and specification, because it was not found.
- 07 For Structural work, carpentry and steel, confirm what is included, the quantity and specification, because it was not found.
- 08 For Gas disconnection and fit-off, confirm what is included, the quantity and specification, because it was not found.

SOURCE EVIDENCE TO RECHECK

Design, planning and permits / p. 1

“Design, planning and permits: subject to confirmation”

Demolition and strip-out / p. 1

“Demolition and strip-out: excluded from this quote”

Protection, access and cleaning / p. 2

“Protection, access and cleaning: included in the quoted scope”

Plumbing rough-in and fit-off / p. 2

“Plumbing rough-in and fit-off: allowance of \$5,000”

Electrical rough-in and fit-off / p. 3

“Electrical rough-in and fit-off: included in the quoted scope”

Cabinetry, joinery and installation / p. 3

“Cabinetry, joinery and installation: included in the quoted scope”

QUOTE C / BUILDER QUESTIONS

Questions to put in writing.

Merri Build Group

- 01 For Preliminaries and site setup, confirm what is included, the quantity and specification, because it was not found.
- 02 For Structural work, carpentry and steel, confirm what is included, the quantity and specification, because it was not found.
- 03 For Gas disconnection and fit-off, confirm what is included, the quantity and specification, because it was not found.
- 04 For Waterproofing and certification, confirm what is included, the quantity and specification, because it was not found.
- 05 For Tiling preparation and installation, confirm what is included, the quantity and specification, because it was not found.
- 06 For Floor preparation and installation, confirm what is included, the quantity and specification, because it was not found.
- 07 For Windows, doors and hardware, confirm what is included, the quantity and specification, because it was not found.
- 08 For Heating, cooling and ventilation, confirm what is included, the quantity and specification, because it was not found.

SOURCE EVIDENCE TO RECHECK

Design, planning and permits / p. 1

“Design, planning and permits: included in the quoted scope”

Demolition and strip-out / p. 1

“Demolition and strip-out: included in the quoted scope”

Protection, access and cleaning / p. 2

“Protection, access and cleaning: included in the quoted scope”

Plumbing rough-in and fit-off / p. 2

“Plumbing rough-in and fit-off: included in the quoted scope”

Electrical rough-in and fit-off / p. 3

“Electrical rough-in and fit-off: included in the quoted scope”

Cabinetry, joinery and installation / p. 3

“Cabinetry, joinery and installation: included in the quoted scope”

METHOD AND LIMITS

Evidence first. Certainty only where supported.

HOW THIS REPORT WAS MADE

- 01 Each finding is tied to a page reference and short source excerpt.
- 02 “Excluded” is used only for an express exclusion. “Not found” means the item was not located in the supplied quote.
- 03 Arithmetic checks are calculated independently from extracted figures.
- 04 The comparison is generated deterministically from extracted evidence. No builder is ranked or recommended.

IMPORTANT LIMITATIONS

- 01 This is planning guidance, not a quote, building contract review, legal advice, engineering advice or quantity-surveyor report.
- 02 PDF quality and document wording affect extraction. Check every flagged item against the original quote before making a decision.
- 03 The report cannot identify site conditions, verbal promises or work omitted from every supplied document.

A good quote makes the same project visible.

If the documents still leave important questions open, resolve them before signing.

bluestonebuildco.com.au