



Independent builder quote analysis.

BUILDER QUOTE ANALYSIS REPORT

REPORT TYPE

2-Quote Builder Analysis Report

REPORT DATE

9 May 2026

REFERENCE

BS-0001

PREPARED FOR

Jane Smith

Decide with Confidence.

BS-0001

About This Report

This BuildScore™ report compares the builder quotes or tenders you provided. Each quote or tender is reviewed across five categories — Price & Value, Inclusions, Contract Clarity, Timeline, and Reputation & Risk — and given a traffic-light rating. The aim is to surface the differences and risks that contract terms can hide, so you can ask the right questions before signing.

How to Read This Report

Builder overview pages

Each builder gets its own page with quote details, an inclusions table, and a five-category scorecard.

Side-by-side comparison

A single table puts the quotes or tenders next to each other so the differences are immediately visible.

Recommendation

A short, plain-language summary of which builder we believe is the stronger choice based on the information provided.

Things to clarify

Specific questions worth taking back to the builder before signing any contract.

Scoring Key

Green

Strong — meets or exceeds expectations.

Blue

Acceptable — worth noting, no immediate concern.

Red

Caution — requires clarification before signing.

This report is prepared by licensed property professionals with over 44 years of combined industry experience.

Builder 1

Coastal Homes TAS

TOTAL PRICE

\$320,000

BUILD TIME

28 weeks

CONTRACT TYPE

Fixed price

QUOTE DATE

9 May 2026

Inclusions

Item	Status	Notes
Site costs	Included	Soil test and slab design included.
Driveway	Included	Concrete driveway up to 60 m ² .
Fencing	Included	1.8 m colorbond, side and rear boundaries.
Flooring	Included	Tiles to wet areas, hybrid timber elsewhere.
Appliances	Included	900 mm cooktop, oven, dishwasher.
Landscaping	Allowance	\$5,000 turf and basic planting allowance.
Colour selections	Included	Standard colour range.

BuildScore™ Rating

Price & Value	Green
Inclusions	Blue
Contract Clarity	Green
Timeline	Green
Reputation & Risk	Green

Overall

STRONG

Analyst notes

Pricing is competitive for this build size in TAS. Inclusions list is comprehensive — landscaping is the only allowance worth confirming.

Builder 2 Premier Constructions

TOTAL PRICE \$298,000	BUILD TIME 36 weeks	CONTRACT TYPE Cost-plus	QUOTE DATE 9 May 2026
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Inclusions

Item	Status	Notes
Site costs	Allowance	\$8,000 allowance — final cost depends on soil report.
Driveway	Excluded	Not included in headline price.
Fencing	Excluded	Owner to arrange separately.
Flooring	Allowance	\$45/m ² supply allowance.
Appliances	Allowance	\$4,500 PC sum.
Landscaping	Excluded	Not included.
Colour selections	Allowance	Upgrades quoted on request.

BuildScore™ Rating

Price & Value	Green
Inclusions	Red
Contract Clarity	Red
Timeline	Blue
Reputation & Risk	Blue

Overall **CAUTION**

Analyst notes

Headline price is the lowest, but cost-plus contract and the volume of allowances means the final cost is unlikely to land near this number. Confirm in writing what is locked.

Quote Comparison at a Glance

Field	Builder 1 Coastal Homes TAS	Builder 2 Premier Constructions
Total Price	\$320,000	\$298,000
Build Time	28 weeks	36 weeks
Contract Type	Fixed price	Cost-plus
Site Costs	Included	Allowance
Driveway	Included	Excluded
Flooring	Included	Allowance
Appliances	Included	Allowance
Colour Selections	Included	Allowance
Overall BuildScore™	STRONG	CAUTION

Key Differences to Note

- Total prices vary by \$22,000 between quotes — confirm what each builder has and hasn't included before comparing on headline price alone.
- Contract types differ across the quotes or tenders. Fixed-price contracts cap your exposure; cost-plus and rise-and-fall contracts can move the final price after you sign.
- Build timelines range from 28 to 36 weeks. A longer timeline isn't automatically worse — but ask each builder what assumptions sit behind their estimate.

BuildScore™ Recommendation

Recommended Builder



Coastal Homes TAS

\$320,000 · 28 weeks · Fixed price

Summary

Based on the information provided, Coastal Homes TAS is our recommended builder — its overall BuildScore™ is strong, with the strongest combination of price clarity, inclusions, and contract terms. Premier Constructions may still be worth a follow-up conversation, but the items flagged in red on its scorecard are worth resolving before relying on the headline price.

Things to Clarify Before You Sign

- Ask Premier Constructions which line items in the contract can move after signing, and whether the price can be locked as fixed.
- Ask Premier Constructions for a written breakdown of site cost assumptions and what triggers an additional charge.

Questions about your report? reports@buildscore.com.au

Disclaimer

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reports@buildscore.com.au

www.buildscore.com.au

Know the Score.