

Storm Shelter Quote Checklist

St. Louis Storm Shelters · stlouisstormshelters.com · Version 2026-10-10

Use one column per seller. Write “not stated” when a quote leaves a line blank, then ask. Compare totals only after the lines match.

#	Line	Quote A	Quote B	Quote C
1	Seller name, where based, date of quote			
2	Who installs (seller’s crew / local dealer / subcontractor / you)			
3	Shelter type (basement room / above-ground / in-ground garage / yard / built-in)			
4	Manufacturer and model			
5	Interior size (ft) and floor area (sq ft)			
6	Occupancy (people) and sq ft per person			
7	Standard it’s tested to (FEMA P-361 criteria / ICC 500 + edition)			
8	Test report provided? (lab, date, model)			
9	Door assembly labeled? (label shown)			
10	Ventilation details			
11	Slab requirement (thickness, psi, reinforcing)			
12	Who checks the existing slab, and how			
13	New pad included if slab fails? Size, cure time			
14	Anchors: type, number, spacing, edge distance			
15	Delivery: to driveway, or placed in final location?			
16	Basement access plan (panels / built in place)			
17	Excavation, spoil removal, backfill (in-ground / yard)			
18	Burial depth and drainage plan (in-ground / yard)			
19	Slab restoration (in-ground garage)			
20	Flood zone / water check done?			
21	Permits: which, who applies, who pays fees			
22	Electrical (lights, outlet) included?			
23	Accessibility (door width, threshold, grab bars)			
24	Schedule: start and install duration			
25	Payment schedule			
26	Warranty: what’s covered, how long, who services it locally			
27	Exclusions listed			
28	Total price			

Red flags: “FEMA approved” or “FEMA certified” (FEMA does not endorse, approve or certify products); no test report or door label; “no permit needed” in unincorporated St. Charles County (every storm shelter there needs one); an underground recommendation on a floodplain lot; pressure to sign right after a storm.

Sizing reference: FEMA’s floor area for a tornado safe room in a one- or two-family home is 3 sq ft per person.