



MATT POWERS
CUSTOM HOMES & RENOVATIONS

Toolbox



Selecting A Builder Checklist

Selecting Your Contractor

✓ Financial Stability

Ask for banking and supplier references and check them.

✓ Previous Work Record

Ask for a list of current references and check them. Try to see some of the contractor's work. Many problems can be avoided by thorough investigation before hiring a contractor.

✓ Professional Organization Affiliations

Be sure to check your contractor's current standing of membership status with all related trade/professional organizations; i.e., (NARI-Houston, Better Business Bureau).

✓ Adequate Insurance

Be sure your contractor has insurance to protect you and your property against loss or possible suit, should an accident occur during construction.

✓ Personality

Make sure you feel comfortable with your contractor. You should be able to communicate easily. Your contractor should be able to reflect your tastes and needs accurately. You should feel that your contractor is a trusted companion for the duration of the project.

✓ Honesty

Evaluate your contractor's integrity and competency. Beware of any unusually low bid or low advertised prices. If your contractor cannot pay for materials, labor and overhead, then you are both in trouble, and your job may not be completed.

Know Your Contractor's Responsibilities

✓ To furnish a written contract, detailing all work to be done. Read it carefully!

✓ To be responsible for all phases of the job from start to finish, including scheduling, labor and materials.

✓ To coordinate all work with various subcontractors to avoid costly and unnecessary delays.

✓ To perform all work according to specifications, to obtain building permits, and to arrange required inspections with subcontractors.

✓ To be familiar with building codes and standard construction practices.

✓ To leave the job site clean and free of construction debris upon completion.

Know Your Responsibilities

It will help keep the remodeling project running smoothly and efficiently if you:

✓ Make sure the contractor has access to your home in order to complete the work on time and on budget. Select one person to be the contact with the contractor, to keep informed of the job progress, and to answer questions as they arise.

✓ Avoid confusion and do not visit with the workers or subcontractors while they are working. They are not responsible for solving problems; the contractor needs to do so. Do not make verbal requests and changes. Make sure you obtain a signed change order, in order to avoid misunderstandings and "surprise" extra charges.