

Checklist for Hiring a Builder or Remodeler

Do your homework before having work done on your home.

Use this checklist to help you select a builder or remodeler to work on or build your home.

- Make sure they are licensed through the State of Michigan.
- Does the builder or remodeler have a permanent business location and a good reputation with local banks and suppliers?
- How long have they been in the building business? It usually takes three to five years to establish a financially sound business. Will they be around after the construction is complete to service any warranties?
- Have you called your local Better Business Bureau? They can alert you to any complaints.
- Does the builder/remodeler have sufficient **workers compensation and general liability insurance**? If not, you may be liable for any construction-related accidents on your premises.
- Will the builder/remodeler provide you with names of previous customers? Ask them if they would hire the builder/remodeler again, how is the quality of their work, were they on time, how is their service.
- Have you seen the builder/remodelers work, both completed and in progress? Check for quality of workmanship and materials.
- Are you able to communicate with the builder/remodeler? Remember you will be in close contact with them throughout the construction process and afterward as you live in your new home.
- Will the builder/remodeler provide you with a complete and clearly written contract? The contract will benefit both of you. Review it carefully. All agreement should be in writing. The proposal and contract should contain the company name, address, and phone number. It should give detailed job specifications that include a description, brand name, colors, grades, styles, etc. of materials. A list of all costs should be spelled out clearly, and what may not be included in the final price should also be listed. The terms of payment should also be clearly stated.
- Be cautious of unusually low-priced bids. If the builder/remodeler is unable to pay for the materials and labor as the project proceeds, this may indicate a potential problem. Remember that the quality of materials will affect the final price. A low bid may not be a bargain. Talk about their warranty and what kind of service you will receive after the completion of your project.

Call your local homebuilders association for names of remodelers and builders.