



W.E.DAVIES + SONS
REMODELING, INC.

DO YOU NEED A CONTRACTOR FOR YOUR RENOVATION PROJECT?

One of the most important aspects of taking on a home renovation is finding the right contractor. If you don't already have somebody specific in mind, this may seem like a daunting task. Here are ten points to help you. Follow these steps and you'll know how to communicate with your contractor, look into references, and feel confident you'll find a great contractor.

Unless you have taken on large home projects before, and you have the free time to oversee it, you should consider hiring a contractor. Your contractor's job is to supervise the whole renovation, meaning you'll only need to help with certain decisions. They are responsible to bring in subcontractors they trust who specialize in their industry and keep the timeline moving. They will also obtain the necessary permits and have the ability to manage all moving pieces in a large-scale project.



1. BE OPEN TO MULTIPLE BIDS

It's important to get bids from multiple contractors to compare prices and services. Even if the first contractor you talk to seems like a good choice, be open to looking into what other contractors can do for you. A good rule of thumb is to get at least three estimates, so you can compare timelines, costs, services, and building materials. Consider all aspects of the job, and don't just jump at the least expensive bid.

2. ALIGN WITH COMMUNICATION STYLE

You'll be working closely with your contractor, so it's important to find someone whose communication style is compatible with yours. Consider how often you want to communicate and what method you prefer. If you don't check your email often, and your contractor mainly reaches out by email, this may not work well for you. Also discuss with them how often you will communicate, so you won't be overwhelmed by too much or too little communication. A good contractor will lay out their best practices of communication and also will be able to tell you at which parts of the project you're likely to have more frequent communication.

3. CONSIDER AVAILABILITY AND TIMELINE

Be prepared for extended timelines for nearly every type of project. Pent-up demand and supply chain issues are just two of the reasons projects are taking longer than in the past. Make sure you discuss your desired timeline with your contractor to avoid any miscommunication. If you need the job done quickly, make sure you have all your plans finalized to avoid any possible delays to your renovation. However, you may have to adjust your timeline to work with your preferred contractor, especially if they are in high demand.



4. CHECK FOR LICENSING AND INSURANCE

Make sure the contractor is licensed and insured to protect both you and your home. Taking the step to verify they are a qualified contractor will protect you from being scammed, and from being liable if employees get injured on the job. It will also ensure you are not held responsible if your property is damaged while they are working.

5. ASK ABOUT SUBCONTRACTORS

Find out if the contractor will be using subcontractors for your project. If so, ask about their experience and qualifications. Just like your contractor, it's important to make sure any subcontractors working on your home are reliable and will do the job well. You'll also want to ensure they have proper licensing and insurance.

6. ASK ABOUT WARRANTY

Find out if the contractor offers a warranty or guarantees their work. This will give you peace of mind in case something goes wrong after the renovation is complete. Most contractors offer some sort of guarantee, and some use a written warranty agreement. Long-term warranties that extend a few years will give you peace of mind that should something go wrong your contractor will be there to take care of the problem, and you won't have to worry about unexpected costs.

7. CHECK REVIEWS AND REFERENCES

Take the time to read online reviews and ask for references from past clients. This will give you a good idea of what to expect from the contractor. It is a great opportunity to learn about the quality of work and materials, and a good check to know if they are reliable. You can also search contractors on the Better Business Bureau to see honest reviews and complaint history.

Where to Check Reviews

- Better Business Bureau
- Yelp
- Google Reviews
- Facebook Reviews
- Houzz Reviews



8. AGREE ON A PAYMENT SCHEDULE

Discuss the payment plan with the contractor before work begins. This will help avoid any disagreements or misunderstandings down the road. You won't want to pay a lot up-front before any of the work begins - many will agree on about a third of costs up front for bigger scale projects. While you work out a payment schedule, take progress and timelines into consideration. When you are ready to make payments, pay with a check or a card, and make sure payments are to the company and not to a personal account.

9. KNOW THEIR CURRENT CHALLENGES

Ask the contractor about any current challenges they're facing. They may be short-staffed or have another large project that is giving them trouble. Knowing these hurdles from the beginning will prepare you for possible delays or adjustments of costs on your project.

10. OBTAIN A CLEAR CONTRACT

Before you sign anything, make sure the contract is clear and concise. It should outline all the details of the project, including the price along with the payment schedule, timeline, and scope of work. Also include any guarantees on the work, and how they back it. Any communications before or after the contract should also be written, just in case you need to reference anything the contractor told you previously or any additions to the original contract.

USE THESE STEPS TO CHOOSE THE PERFECT CONTRACTOR FOR YOUR HOME

By following these steps, you can find the perfect contractor for your home renovation. Just be sure to communicate openly, align with their communication style, and consider their availability and the timeline. You should also ask about subcontractors, licensing and insurance, reviews, and references. Finally, make sure the contract is well-written and clear, and that you understand the payment plan. By taking these precautions, you can ensure a smooth and successful home renovation.

*Still have questions?
Give us a call!*

Call 608-222-6609



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