

# Find A Contractor

*Follow these steps and guidelines to ensure quality and dependability.*

First, put together a short list of contractors to seek bids from.

Get referrals from friends, neighbors and from local distributors (like Mid-Cape)

Next, interview two or three contractors when you are ready to proceed.

- Discuss your needs and recommend solutions and products and discuss their experience with those products—good and bad.
- Discuss techniques and workmanship guarantees. Does the contractor stand behind his work?
- Discuss any structural repairs or improvements that could or should be part of the project.

If you are comfortable with the first meeting, invite them to submit a proposal for your project.

Follow these steps to check out each contractor and consider the specifics of each proposal.

1. What is their permanent place of business, telephone number, and tax identification number?
2. Have they complied with all state licensing requirements, which differ from state to state? Check with your state's board of professional regulation/certification.
3. Have they included proof of insurance in their proposal? This proof is typically liability coverage and workers' compensation certificates. Will the coverages be in effect through the projected completion date of your project? ***(You may be liable for accidents that occur on your property, if your contractor is not properly insured.)***
4. Be sure the written proposal is detailed, and includes descriptions of the work and specifications, including start and end dates and payment procedures.
5. Get list of former homeowner clients and call some to find out how satisfied they were with the contractor's work.
6. Is the contractor financially stable?
7. Is the contractor is a member of any professional associations, such as your state or regional contractor association (Home Builders) NARI, or NAHB (National Association of Home Builders).
8. Call your local Better Business Bureau to check for any complaints.
9. Be extra careful with any lowball bids. If it sounds too good to be true, it probably is. Some contractors can be uninsured, have low-paid, inexperienced crews or simply be trying to scam you out of your deposit money.

***Remember, you may be liable for accidents that occur on your property, if your contractor is not properly insured!***

Visit [midcape.net](http://midcape.net) "Find A Contractor" directory for local trade referrals.