

Contractor Selection Checklist

Checklist Item	Patterson	#2	#3
The contractor is a licensed and registered contractor for your state. Ask for the state registration number if they don't offer it. Verify status on https://www.myfloridalicense.com/licensing/w11.jsp?SID=	yes		
Who is the licensed contractor? Does the person named as licensee actually manager the business or just a qualifier?	R. Patterson yes		
The contractor has the appropriate insurance coverage to protect your interests. For Example: Worker's Compensation, General Liability, Builder's Risk	yes		
Estimates and contracts that detail exactly what will be built and how much it will cost. Written, fixed price estimates are the only safe bet for the consumer. Avoid oral contracts.	yes		
Make sure that each contractor is bidding on the exact same set of specifications. If you ask for a Cadillac and one contractor prices for a Yugo, you can't compare bids fairly. It's easy to have the lowest price by lowering the specs	✓		
You understand the plans and specifications the contractor gave you. If there is something you don't understand, ask.	✓		
The contractor is not running too many other jobs concurrently with yours. You want to make sure that the contractor can effectively manage whatever workload they may have undertaken.	✓		
The contractor will obtain any necessary building or zoning permits. The town and state inspection systems are your protection against shoddy workmanship. You won't have much luck with insurance claims either if you don't obtain proper permits.	yes		
You have checked out the contractor's references. Lots of people ask for references and then don't bother checking them. References will usually tell it to you straight.	✓		
See some work that the contractor has done that is similar to your project. You don't want to be the first kitchen, second-story or bath that the contractor has ever built.	✓		
You and the contractor have an open channel of communications right from the start. If communications are open and honest, most problems will be easily solved.	yes		
Don't be fooled by advertisement. Just because someone has a polished looking ad doesn't mean they've got it all together. Make sure that fancy ad is really a company that can do what they claim and has been in business for a while.	✓		
The contractor has a pleasant business manner, and you can talk comfortably. If you feel un comfortable during the bidding process it could be a sign of friction to come.	yes		
How long has the company been in business? How long has the current owner operated the business?	13 years 13 years		
Does the company use subcontractors? If yes? In what capacities?	electric plumbing		