



23 Items To Consider When Selecting A Contractor Or Home Remodeler

- 1. Shop around...don't rush into choosing a contractor
- 2. Get references from friends, neighbors & family who may have had similar work completed
 - 3. Get at least three written estimates for the identical work so that you can compare bids
 - 4. Get references from the contractors so you can check on their work
- 5. Call your local municipality and check if there have been any complaints against any of the companies you might consider for your remodeling
- 6. After you have made a choice of contractor, don't let work begin without a signed contract. Be sure to seriously consider having an attorney review prior to signing
- 7. Be wary of signing a "letter or agreement" or even a contractor bid form—this might be a binding contract
 - 8. Be sure to specify what is to be done and when work is to be completed

Make sure the contract contains:

- 9. Who will do the work?
- 10. When the work is to be completed?
- 11. A detailed list of specific materials to be used
- 12. The appliances &/or fixtures to be supplied
- 13. The dates for beginning and completing the job
- 14. Monetary penalties for non-completion of project on time
 - 15. A provision for the clean up of the premises
- 16. Don't sign a contract that reads "work as per agreement"

- 17. Specify that contractor will obtain all necessary licenses and permits
- 18. Specify contractor will meet all zoning regulations & building codes
- 19. Be sure contractor will indemnify you in case of not meeting all regulations
- 20. Be sure that the contract states the contractor is responsible for any damages to your property
- 21. If contractor guarantees the work, be sure it specifically states what is guaranteed and for how long
- 22. Contract should state when payment is due. Never pay full price in advance; link payments to certain stages of completion of the entire job
- 23. Final payment and the signing of any completion certificate should only take place when the work is completed to your satisfaction

Consider having a professional Real Estate Broker work for you. Call me. I am always happy to help and guide you to ensure your selling process goes as smoothly as possible. Karyn Murphy 708.278.6996 Managing Broker and Owner of
KamBri Realty, LLC

The above checklist is for informational purposes only & is not a substitute for legal, tax or other professional assistance.

KamBri Realty, LLC | 19031 Old LaGrange Rd. Ste. 210 | Mokena, IL 60448

Office Phone: 708-888-KBR1