

REMODELERS COUNCIL

Home Builders Association of Central New Mexico

How to select a Contractor

It's a given that we all want quality workmanship when we hire a contractor, yet all too often the homeowner chooses a contractor only because of their low price.

Points to Consider when hiring a contractor:

- **Check membership in the Remodelers Council**
 - Members are screened for Licenses and insurance certificates as well as with the Better Business Bureau, the Construction Industries Division of the State of New Mexico and the Attorney General's office. Any unresolved complaints will disqualify a company for membership
- **Quality Workmanship**
 - To see the quality workmanship of a Contracting firm you can visit their website, view their photo booklets, ask for references so you can call past clients.
- **Liability Insurance**
 - Ask the Contractor to have his or her insurance company send you a copy of their insurance coverage. If your Contractor does not carry adequate Liability insurance you could be left with extra cost should the job take an unfortunate turn. Complaints of unexpected damage to your home, material loss, or faulty workmanship are all too common.

Workers Compensation

- Although a licensed contractor who has no employees is currently not required to carry workers compensation coverage he can still sue you for lost wages should he become injured while working on your house. Anyone working on your home should be covered by workers compensation to protect you from a hefty lawsuit.

Health Exposures

- Ask what common health hazards that can be encountered during the course of the work you want to have done. Make sure the contractor is prepared to deal with any of these that might arise.
 - Asbestos
 - Toxic Mold
 - Lead paint
 - Toxic fumes

Permits

- Find out what permits might be required for the work you want to have done.

Payment

- Agree with your contractor ahead of time, in writing, on how payment is to be made for the work you are having done

- If you are asked to write a check to an individual instead of a business, or worse asked for cash, you are likely NOT dealing with a licensed contractor. Don't be fooled.

Warranty

- Ask about the warranty. A licensed contractor is required by law to warranty their work.