

Get a Contract in Writing

Your contract should include the following information:

- The contractor's company name, address telephone number, contractor license number, and insurance information
- The name of the contractor and the salesperson (if applicable)
- Brand names, sizes, quantities, styles, types of products and materials, and a detailed description of labor
- Start date and completion date of the project - these dates should allow for reasonable delays
- A clause that allows for you to withhold payment if work slows down for no apparent reason
- Terms and schedule of payment
- A statement requiring the contractor to obtain all necessary permits from the City of Auburn Hills
- A statement of warranty on the work to be performed
- A date and signature of all parties involved

Have two copies of the contract signed and dated - one for you and one for the contractor.

It may be in your best interest to consult an attorney for review of the contract prior to signing.

Resolving Problems with Your Contractor

- Any problems should first try to be resolved directly with the contractor before making final payment
- If problems cannot be resolved with the contractor, you can file a complaint with the State of Michigan by calling (517) 241-9202
- Another method of resolving your problem would be to contact an attorney



Making the Right Choice

Choosing a Builder, Contractor, or Remodeler



2015



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Interview Your Contractor

Ask to meet with the contractor to discuss the project. Some questions you may want to ask are:

- How long have you been in business?
- May I have a copy of your workers compensation and liability insurance?
- May I have a copy of your contractor's and driver's license?
- How do you warrant your work?
- Will you clean up the job site on a daily basis?
- May I have a list of references for projects you have completed which are similar to mine?

Check references and find out if other homeowners were satisfied with the quality of work and professionalism of the contractor.

Get Estimates in Writing

Some items you want to make sure are included in your estimate are:

- The contractor's name, address, telephone number, contractor license number, and insurance information
- Brand names, sizes, quantities, styles, types of products and materials, a detailed description of labor, and all costs associated with the proposal
- A timeframe for the project, including a start and finish date

Paying Your Contractor

- Never pay for the entire project in advance. Make a deposit and cover materials and start up costs
- Pay by check payable to the company and **ALWAYS** get a receipt
- Make scheduled payments as work progresses as stated in your contract
- Never make a final payment until your final building inspection is approved by the City of Auburn Hills Community Development Department
- Pay your contractor on time - failure to do so could result in a lien being placed on your property



Finding a Contractor

Once you have decided what work you want to have done in your home, you will need to contact contractors to begin receiving proposals for the work to be done. Some places you can find the names of contractors are:

- Friends or neighbors who have had satisfactory work performed
- People at local home improvement centers, builder shows, or open houses
- Local Yellow Pages lists licensed builders who do business in your community
- Local home builders associations