



FREE HOMEOWNER GUIDE

5 THINGS YOU MUST KNOW BEFORE HIRING A CONTRACTOR

Compare remodeling contractors, proposals and project expectations with greater confidence.

**INCLUDES A PRINTABLE
CONTRACTOR COMPARISON CHECKLIST**

info@surdusremodeling.com
www.surdusremodeling.com

Five decisions that protect your project

A useful proposal explains who will perform the work, what the scope includes and how the project will be managed.

1

Verify licensing and insurance

Ask for the contractor's applicable license information and insurance rather than relying only on advertising or a verbal statement. Verify the information through the appropriate official source.

2

Compare the scope - not just the total

Two proposals can have different assumptions about demolition, preparation, materials, allowances, plumbing, electrical work, painting and cleanup. A lower total may simply include less work.

3

Understand allowances and selections

When tile, fixtures, cabinetry, countertops or other products have not been selected, understand the allowances and what happens if selections cost more or less.

4

Ask how changes and hidden conditions are handled

Existing-home remodeling can uncover conditions that were not visible before demolition. Understand how additional work and homeowner-requested changes will be discussed, priced and documented.

5

Look at relevant real projects

Project photographs, case studies and references can help you evaluate whether a contractor has completed work comparable to the project being proposed.

Contractor Comparison Checklist

Compare the same information across every proposal.

- ☐ Applicable contractor license verified
- ☐ Insurance information requested and reviewed
- ☐ Written scope identifies demolition and preparation
- ☐ Plumbing, electrical, ventilation and structural work addressed where applicable
- ☐ Material selections and allowances clearly identified
- ☐ Permit responsibility explained where permits are required
- ☐ Payment schedule tied to understandable project milestones
- ☐ Process for change orders and concealed conditions explained
- ☐ Product-ordering responsibilities and lead times discussed
- ☐ Cleanup, debris removal and final walkthrough included
- ☐ Relevant project photographs or references reviewed
- ☐ Questions and exclusions documented before signing

A useful reminder

The lowest number is not necessarily the lowest finished cost when important work, realistic allowances or necessary preparation are missing.

[Learn more and request a consultation at surdusremodeling.com](https://www.surdusremodeling.com)