

TOP TIPS

WORKING WITH GENERAL CONTRACTORS

Due Diligence – Check multiple references from past customers and do a background check on-line, when interviewing and hiring contractors.

Insurance – The contractor should be bonded with sufficient liability insurance and workman's comp.

Scope of Work – Create your own scope of work and budget, before asking for a bid. At that point you can consult with the contractor to verify, confirm, and set a realistic budget.

Low Ball Offers – Watch out for extremely low bids and excessive corner cutting. Never settle for just one bid.

Code Compliance – Double check requirements for pulling permits. Make sure your contractor is up to date on violations of the building code in your area.

Documentation - Make sure the contract contains everything you expect with ongoing clean-up. Get all change orders priced out in writing.

Project Oversight – Visit the jobsite often and stay in touch with your project manager.

Show Appreciation – Let the team know they have done a respectable job and show appreciation through positive reviews and referrals.

This document provides a general guide for house flippers collaborating with contractors.

