



## Enforceable Residential Standards for Selecting & Hiring Best Contractors

1. The contractor must be **licensed and/or registered to do business in our state;**

2. The contractor must be **sufficiently bonded.**

In many cases, although a contractor is bonded, the amount of money which would be available through that bond may be far less than what it's going to take for any damages the contractor makes or is accountable for. A contractor could have a bond worth only **\$4,000.00** on a **\$50,000.00** to **2- million-dollar** home project);

3. The contractor must be **adequately insured** and if the contractor uses workers, the contractor **should have a *Worker's Compensation* plan** to sufficiently cover them. It's crucial that the contractor show proof in that event of having such coverage for workers. You must see that proof.

If there's no *Workers Compensation* plan for the workers (particularly the laborers), then if there are injuries or fatalities on your property or in your home, you may to be held legally accountable.

And, if you can't come up with the money, individuals directly affected or the families of these individuals can legally sue you, and in the process the courts can put a lien on your home and on the land on which your home rests. In such case, you can lose your home and the land. Or if you've got lots of acreage, you may have to sell off a portion in order to keep your home and the rest of it. Very crucial that both the contractor and the workers are legally covered against personal injury and fatality to spare you the jurisprudence of the situation.

[Yet, in footnote, although contractors are legally registered/licensed to do business in your state, this has no bearing on if whether or not they're reliable, honest, and ethical. So, please, be careful there. No license or registration owned by any contractor is any insurance or assurance against any latent blood-sucking tendencies they've got. Beware! Be alert! Check them out COMPLETELY! A license/registration isn't good enough! All else must be checked out, especially the MINIMUM references of five.]

4. The contractor must be able to produce a **MINIMUM of 5** recent references from residents for whom the contractor has done the same nature of work. You don't want any **commercial** references. **No commercial references, okay?;**

5. The contractor must have **special certification to do any work having to do with the heating and air quality of your home.**

[Notable to this is the case going some years back which suggested that after Sylvester Stallone hired developer Mohamad Hadid to authorize extensive remodeling on his home, that the labor team Mr. Hadid hired reportedly disrupted the integrity of his ventilation ducts. They apparently had no certification or training to tamper with them. Literally, this would've placed *Sylvester Stallone* (and anyone in his home) at risk of carbon monoxide poisoning if the home burned fuel for heat during winter months]. So, always check for any certifications required for the nature of work you expect to be done. Check to see if the contractor has it, and if so, if whether or not it's current;

6. Unless the contractor is well-established in your area, aside from all else, the **contractor should be able to afford financing any of your projects without requiring "startup" or "shopping" money from you.**

Please, adopt a *reimbursement standard*. *Reimbursements* are expected to be payable to that effect on a set day of the week. Once in a week rather than every time the contractor makes a disbursement or any number of them;

7. Always **require lead/general contractor to sign a lien waiver previous to signing agreement and require each subcontractor to sign a lien waiver previous to being allowed to work with the lead contractor. No "sneak-in's" allowed. In addition, always require the lead/general contractor to sign another lien waiver/release previous to you making any final payment.** Examples of these crucial forms (which are *download-able* and *modifiable* by your attorney) are found going to your browser for:

### [Ultra-Modern Home Policy](#)

### U.S.Podcasts Specific to Contract-Related Home Maintenance & Improvement Projects



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