

HGRBS Homeowner's Guide Series No.21

Homeowners GM Over All Activity On Property

This is installment twenty one for the new ongoing HGRBS nonprofit series offering resident-friendly information for home defense. This is particularly so for our increased protection against corrupt building tradespersons working in the home remodeling, repair, and improvement industry.

***Overview**

“We may want to consider our focus. Traditionally, management of the home project was left in the hands of the people hired to engage the actual physical aspects of the projects: residential contractors or those who are selected and hired to maintain and improve residential properties. Of course, when we normally think in terms of home improvement, many of us do not consider the fact that our projects, in most cases, must be adequately managed from “within.” In other words, the best way to ensure we get our money’s worth (or more) from those we opt to hire is for us to have intact protocol to that effect.”

*From “Residents – Ultimate Home Project Managers,” sec. Focus, Page 1, HGRBS”

Installment twenty one strongly considers the role each homeowner has as also the legitimate General Manager of the home setting. This may be important for us to bear in mind as we proceed. But instead of overusing the term General Manager or GM in this guide, we may want to simply bear in mind and accept the fact that aside from being owners, this is who we are. Implied.

We are truly at the helm of instituting, monitoring, and guiding everything which goes on in our home and the property legally under our auspices. In this realistic role, we strive to influence continued stability towards the health and prosperity of where we live.

Focus

Evidently, we each have a firm concept of who we are. This is specifically with regard to our being at the forefront of “operations.” Nevertheless, we can falter in that respect when it comes to our approach or behavior in our condescending to “whatever” contractors say – or questionable things they do.

In other words, we can be of the predisposition that when we summon them to help out around the property, we must be as courteous as possible by “getting out of the way.” This is differently stressed as having the tendency to feel that since we hired them to do the job, then we must be gracious enough not to “bother them.”

Certainly, we would be absolutely overbearing when, after we have contracted with them to address targeted special projects, we step in to *show* them how they should be done.

Nevertheless, as head of household, we have an obligation to monitor and evaluate every critical stage of contractor performance: start, progress, completion, clean up, and departure. We may feel the need to do so at well-timed regular intervals, electronically and personally.

In brief: contractors are fundamentally responsible for *micro-managing* themselves, any subcontractors, other workers they may employ, and items required to deliver on our projects. These are their primary responsibilities. Ours: to do everything in our legitimate authority to ensure everyone from the lead contractor to laborers and essential items needed, are aligned with accomplishing terms of the agreement. On occasion, we may step in to inquire personally about: a. their well-being; b. when things are or appear off track. Even more, consistent with responses we are given, we make decisions. We do what we can, learning what we have from the lead contractor in order to work *with them* to help keep things going in the right direction. After all, we are the ultimate project managers – General Managers of *all* operations on our property.

***Conclusion**

In keeping with our theme of general overseeing of property operations, HGRBS offers this free homeowner's guide: "Residents – Ultimate Home Project Managers." It is easily downloadable for viewing or printing. There is no need to sign up or sign in to access. (see "Reference Box" below).

*HGRBS is always glad to hear from you. If you have benefited in some way from this article, please use the "Comment" link below. Response time varies.

Edited with special assistance from J. Anderson

Public Courtesy – HGRBS – Since 2009

REFERENCE BOX

***Residents – Ultimate Home Project Managers.**

<https://www.hgrbs-flagship.com/Home-Improvement-Hiring-Guides-For-US-Homeowners.php>

* **Comment:** <https://www.hgrbs-flagship.com>

"Better Decisions, Better Results"