

BERO ARCHITECTURE PLLC

ARCHITECTURE SUSTAINABILITY PRESERVATION

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SOME THOUGHTS ON CHOOSING A CONTRACTOR

We're often asked how to find and select a contractor to repair, restore, remodel, and/or build additions or homes. Sources for contractors' names include the Landmark Society of Western New York, (585) 546-7029, and neighbors whose judgment you trust.

We are glad to hand out lists from our contractors file with these precautions:

- Before hiring any contractor, no matter how highly recommended, talk to past clients and look at past work.
- Get several bids for all but the smallest jobs; hire the contractor with the most reasonable price (not the cheapest price).
- Ask for a time schedule with every bid. Try to nail down start and finish dates.
- When asking for a price it is best if you have your expectations in writing. These may include a list of work items but also less tangible expectations. When do you want or need the work completed? Do you mind an advertising sign in your front yard?
- Keep in mind that contractors are constantly pushed to build cheaply. Unless you specifically ask for it, contractors must (to stay in business) quote you the cheapest work that is commonly accepted. If you want better, you must tell the contractor before the bid is completed.
- Make sure all aspects of your agreement are in writing.
- Do not pay substantial sums of money before the work is performed.
- Bero Architecture PLLC can't endorse, warrantee, or guarantee any contractor's performance.

The general public does not often understand the difficulties a contractor faces. Don't neglect your obligations:

- Be precise in stating all your expectations.
- Evaluate the contractor's work fairly.
- Be prepared to pay promptly at the appropriate times.

If you have a particularly good or bad experience with one of the contractors we recommend, tell us. If you find a good contractor let us know. We are always looking for qualified, cooperative contractors and we are happy to add them to our contractors file.