



Contractor Question Checklist

One page, in your hand on the phone or at the walkthrough. On the call you will remember two questions; on paper you will ask all of them. Print one per contractor and write the answers beside each question.

*** Ask every contractor these four word-for-word** — the differences in the answers tell you more than the bid does.

Money

*** Payment schedule and deposit — how much up front, and what triggers each payment?**

What is not in this price — permits, dumpster, allowances?

How are change orders priced and approved before the work starts?

Schedule

*** Start date and duration — when do you start, and how many working days to done?**

How many other jobs will you run at the same time as mine?

What pushes the schedule — material lead times, inspections, back-orders?

Who is on site

*** Who is on site day to day — you, your employees, or subs?**

Are your subs licensed and insured, and who pulls the permits?

Who do I call the day something is wrong?

When it goes wrong

*** Warranty — what is covered after the final payment, and for how long?**

What happens if an inspection fails or you find something behind the wall?

Can you share two references from jobs like this one in the last year?