

SELECT A PROFESSIONAL BUILDER or REMODELER

“LOOK FOR THE LICENSE”

Your home is an investment. If you're considering building a new home or remodeling your current home, taking the time to choose your contractor wisely is the key to any successful home improvement venture.

All contractors performing work that totals \$600 or more in labor and/or materials must be licensed by the State of Michigan's Department of Energy, Labor & Economic Growth (DELEG). A Residential Builder's License allows a contractor to build a complete structure and do maintenance or alteration (remodeling) work. A Maintenance & Alteration license indicates that the holder has met requirements for one or more of the following trades: basement waterproofing, carpentry, concrete, excavation, house wrecking, insulation, masonry, painting and decorating, roofing, screen and storm sash, gutters, siding, swimming pools, or tile and marble. The trades in which a contractor is qualified to practice are listed on the license, as well as an ID number and expiration date.

The license must be displayed in the place of business and all contractors, and their salespeople, must carry a pocket license card, which you should ask to see. If a contractor or salesperson cannot show you a license, you can call the DELEG Builder's Unit at 517-241-9254 or visit their website at www.michigan.gov/builders Select "Check a License" on the right-hand side of the page to confirm if an individual or company has a license. You should also ask for a certificate of insurance for worker's compensation and general liability coverage from the contractor.

Working with an unlicensed or uninsured contractor is done at your own risk!

FACTORS TO CONSIDER WHEN CHOOSING A CONTRACTOR FOR YOUR NEXT HOME PROJECT

- Is the contractor licensed?
- Does the contractor have current liability insurance and workers compensation coverage? (Note: If you hire someone who is unlicensed and/or uninsured you may be held liable for any injuries that occur while working on your property.)
- Does the contractor have a permanent business address? How long have they been in business?
- Can the contractor provide references and what is the contractor's reputation with the local building department?
- Does the contractor have any complaints registered with the local building department or with the DELEG Bureau of Commercial Services Enforcement Division?
- Does the contractor have a complete, clearly written contract specifying pricing, method of payment, kind and quality of materials, fixtures, equipment, and appliances to be used, and an estimated length of time it will take to complete the work? (Note: Do not pay money up front unless you have a signed, valid contract.)
- Is the contractor a member of the Home Builders Association? Members of the HBA have access to the latest industry information through educational programs, publications, and the networking opportunities that take place at meetings, conferences, and other industry related events. Active members show their commitment to the industry and their professionalism by donating their time and talents to the association and the community at large.