



## SELECTING A HOME BUILDING CONTRACTOR CHECKLIST

- Establish evaluation criteria to use when seeking potential contractors. This criteria list should reflect your needs and preferences in a home.
- Look for a home building contractor who has an established reputation in the community and is known for high-quality work.
- Ask how long the contractor has been in business.
- Select only licensed, qualified contractors. These contractors receive their licenses after extensive testing, and licenses can be revoked as part of the consumer complaint process.
- After you narrow down your list, contact the Better Business Bureau (800) 273-1002 or Trade and Consumer Protection (414) 266-1231 to ensure each contractor is legitimate and free of pending lawsuits against them.
- Schedule face-to-face meetings with three or four contractors at their facilities. Carefully assess their attention to detail and ask to view a portfolio of recent projects.
- When you talk to contractors, give them each the same information regarding the project.
- Check as many references as you can – customers as well as financial references.
- Ask potential contractors about what type of training and education their crews have had and how he or she ensures high-quality, code-compliant work.
- Visit projects by the prospective builder and talk to the owners about their homes. Did the process go smoothly? Did they get what they wanted?
- Ask subcontractors and suppliers about their experience working with this company.
- Verify that the contractor has a steady source of supply.
- Discuss with your attorney whether a bond is advisable. If a home building contractor is not bondable, factor that into your choice.
- Ensure the home building contractor is fully insured. A statement of coverage is absolutely necessary.
- Make sure the contractor provides proof of worker's compensation insurance.
- Obtain and carefully review warranties.
- Avoid form contracts.
- Inquire about how many concurrent projects the contractor is working on. You want to make sure they can effectively manage their workload.
- Make sure estimates and contracts detail exactly what will be built and how much it will cost. Inquire about how changes would affect timing and cost.
- Obtain complete contact information on both the individual contractor and his or her company. If they do not have a business address or phone other than a cell phone, you're taking a chance.

For more information about quality home building contractors, visit us at [www.buildingadvantage.org](http://www.buildingadvantage.org).



## MAKE THE EDUCATED CHOICE

Building Advantage mandates the highest standards of training and education on its member contractors and craftworkers to ensure you a better building experience. Contact a Building Advantage Home Building & Renovation Specialist at any of our affiliated associations for a complete list of highly qualified building contractors in southeastern Wisconsin. Or, visit [www.buildingadvantage.org](http://www.buildingadvantage.org) and select contractor list under the residential building tab.

### **Associated Construction Employers Association (ACEA)**

17100 W. Bluemound Road  
Brookfield, WI 53005  
262.785.1430  
Contact: John Topp  
[www.buildacea.org](http://www.buildacea.org)

- Bricklayers
- Cement finishers
- Carpenters
- Painters
- Dry wallers and plasterers
- Glaziers and ceramic tile contractors
- Floor coverers

### **Associated General Contractors of Greater Milwaukee (AGC)**

10400 Innovation Drive, Suite 210  
Milwaukee, WI 53226  
414.778.4100  
Contact: Mike Fabishak  
[www.agc-gm.org](http://www.agc-gm.org)

- Residential builders
- Residential remodeling & renovation contractors

### **National Electrical Contractors Association (NECA)**

Two Honey Creek Corporate Center  
115 South 84th Street, Suite 110  
Milwaukee, WI 53214  
414.778.0305  
Contact: Robert Rayburn  
[www.neca-milw.org](http://www.neca-milw.org)

- Electricians

### **Plumbing and Mechanical Contractors Association (PMC) Professional Plumbers & Contractors (PPC)**

10427 W. Lincoln Avenue, Suite 1600  
Milwaukee, WI 53227  
414.543.7622  
Contact: Dajen Bohacek  
[www.pmsmca.com](http://www.pmsmca.com)

- Plumbers

### **Sheet Metal & Air Conditioning Contractors Association (SMACNA)**

10427 W. Lincoln Avenue, Suite 1600  
Milwaukee, WI 53227  
414.543.7622  
Contact: Dajen Bohacek  
[www.pmsmca.com](http://www.pmsmca.com)

- Heating & air conditioning contractors