

CUSTOM KREATIONS, INC.

6660 OLD HWY 29

SEYMOUR, WI 54165

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Custom Home Building ~ Remodeling ~ Additions ~ Since 1986

Custom Kreations, Inc. 6660 Old Hwy 29 Seymour, WI 54165 920-865-7700 www.customkreationsinc.com



See our reviews on
Angie's list

9. Personality

Once you have completed some or all of these ideas, you should have a good idea of who would do a good job for you. The last thing I think is extremely important is the personality of the contractor. Ask yourself:

- How well does he/she listen to you and understand what you are saying?
- Does he/she answer your questions to your satisfaction?
- Does he/she share any ideas of their own with you?
- Do you connect with him/her, do you feel you relate well?

It is very important that you are comfortable with your contractor. You will be spending a lot of time with him/her during the planning and building stages of your project. If you do not connect well, it could be a long, stressful project.

10. Misc.

- How long has this contractor been in business?
- What suppliers and sub-contractors do they work with?
- Is he/she up to date on the building codes?
- Is he/she willing to go with you to help pick out various selections you will need along the way?
- Does he/she keep up on the latest trends and/or continue their education?

We hope this information is helpful to you for when you decide to tackle a remodel project or build new. Finding someone you can trust and feel comfortable with is very important. A little homework can go a long way.

Our Family Caring For Your Family!

By: Custom Kreations, Inc.

FREE REPORT

Our goal is to educate you so you can make a good decision in

"Choosing a Contractor"

when it is time for you to build or remodel your home.

This is a decision you need to take your time with and really see who fits your expectations. Unfortunately, you cannot tell by looks what a "Good Contractor" or a "Not So Good Contractor" looks like. It is not that easy!! You must look deeper into a person to realize their full potential. Listed in this report you will find several quick and easy steps you can use to help make that decision.

Good luck with your search!!

10 Simple Steps You Can Take To Assure You Find a "Great Contractor"

1. Referrals

- Referrals are a great way to find trustworthy people. If someone you are very familiar with suggested you work with a certain contractor, this is a great way to start. But, you still need to ask yourself some questions.
- Did they come HIGHLY recommended?
- Were they happy with every aspect of the job?
- What kind of person recommended this contractor to you? Are their expectations the same as yours? No two people are exactly the same. What is important to the person who referred you may not be important to you. Ask many questions. Find out why they chose that contractor. What impressed them about him/her? For your own well-being, you should still do some of your own investigating by using the next steps.

2. Ask the Contractor for Referrals

When you meet with a contractor, ask him/her for 2-3 referrals of past jobs they have completed. Get the phone numbers and call those homeowners and ask questions of things that are important to you:

Pat & Steve Huben



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Custom Kreations, Inc.

5 Minutes West of the
Packerland Dr. & Hwy 29 Intersection
on the left corner of Hwys 29 & 156



- Did they complete the project in a timely manner?
- What was the quality of their work?
- Did they show up when they said they would?
- Did they respect your home and privacy?
- Did they clean up on a daily basis to your satisfaction?
- Were you kept informed along the way of the progress and of any changes that were made?
- Did the contracted price of the project stay the same or did it keep rising unexpectedly?

3. Ask to See a Job that was Recently Done

- Ask to see 1-2 homes that have recently been completed by this contractor. Maybe they just finished a job similar to the kind you want to have done. If the homeowner had a positive experience and is really excited about how their home turned out, they are usually very happy to show it off. Have the contractor set up an appointment that is convenient for all three parties to meet. While you are there, be sure to check things out very thoroughly. Not only ask all your questions, but look around really good at the fine details.
- Are the miters precisely fit?
- Are the nail's set and filled with putty?
- Do the cabinet doors and drawers function properly?
- How does the plastering job look?

Find out what areas of the project the contractor was responsible for and look them over good. Visiting another home is also a great way to get more ideas and possibilities.

4. Warranty

What kind of Warranty does this contractor offer, if any at all? 3 months, 6 months, 1 year, etc.? Each contractor can be different. What about his sub-contractors? They may all have a different warranty, also. The warranty is only as good as the company standing behind it.

- What if the new whirlpool tub falls through the floor?
- Who fixes the leaky faucet 6 months after it was installed?
- In WI, it is a great possibility to get hairline cracks in the plaster while the house settles. Especially with our changes in weather. Who will fix them if/when that time comes?
- What happens if your 5 year old likes to swing on the cabinet door and breaks it off of the hinges? Whose responsibility is it to fix that?

Make sure it is clearly stated in the contract the length of time the work is under warranty or has a guarantee. Most times, guarantees are stated "Under Normal Use or Circumstances".

5. Insurance and Licensing

Does the contractor carry the required insurances such as Liability and Workman's Comp?

- Will the contractor's insurance cover if he falls off the ladder and gets hurt?
- What about if someone steals some of his supplies or tools from your property?

- Whose responsibility is it if paint gets spilled on your carpet?
- How about if you trip over their extension cord and break your ankle?

Make sure they have all the insurances that they are supposed to have. You never know when it may be needed. Also, is the contractor up to date on his/her credentials to be licensed and able to pull permits?

6. Background Check

- Do you know of this contractor's reputation?
- Do they have any complaints against them? Do they pay all their bills, subs, taxes, etc. or are they behind?

There are a several places you can contact to do a little investigating on a contractor.

- Local Home Builders Association ~ they may know some information that could be a concern to you.
- Better Business Bureau ~ you can plug in the company's name you want to check out and get a Reliability Report. If the company belongs to the BBB, you can also get their membership status, program participation, nature of business and customer experience reports.
- Angie's List ~ this has a fee to join, but you can receive a lot of good reviews.

7. Onsite

Ensure your contractor will be onsite on a regular basis. This is very important. Your contractor is the main person that knows what is going on, what the job consists of, what permits may be needed, etc. He/she should be at your job site regularly to maintain efficient progress. He/she keeps supervision over employees, sub-contractors, etc. to make sure duties are completed as planned. They are also there to help out with any questions or concerns that may arise.

8. Compare Estimates

THIS IS PROBABLY ONE OF THE MOST IMPORTANT ITEMS YOU NEED TO CHECK AND DOUBLE CHECK!!
If you meet with more than one contractor to get additional estimates, make sure you compare the estimates very carefully! The details in the contract or proposal are very important and they should compare apples to apples.

- Is one estimate quite a bit lower/higher than the other one/s?
 - Make sure you are getting the same quality and quantity materials, and that the same details are listed on both estimates.
 - Read the contract to see what is all included with that price. If it doesn't clarify every detail, ASK and get it in writing!
 - Be aware of the "Allowances". An allowance is a dollar amount that is assigned to specific selections that need to be picked out such as appliances, lighting/plumbing fixtures, flooring, and cabinetry. Each contractor has their own process of selecting the budget for an allowance, which can be hard to pinpoint. There are different quality levels; builder grade, moderate and high end. If a contractor gives you a "builder grade" allowance on your cabinetry, but you want a higher end look, then your allowance will be too low and you will end up going over, which will raise your contract price. On the other hand, if you don't spend as much as your allowance provides, then your contract will be credited. Make sure your allowances are in line with the quality of your desired look, as this will help maintain the accuracy of your allowances.