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Olmsted Township, Tips for Hiring a Contractor...

Olmsted Township Building Department is frequently asked to assist property owners in the resolution of problems involving construction or improvement projects. Often, issues arise well into or at the completion of the project.

Most disputes can be avoided if proper precautions are taken from the start. Before entering a contract for construction, repairs, additions, or improvements to your property, please consider the following:

- Obtain at least three written proposals; compare the proposals to ensure each contractor clearly proposed the same work and scope of work.
- Request a written copy of the contract; does it have a termination clause.
- Obtain a list of references from the contractor and call them.
- Is the company licensed in the State of Ohio and are they familiar with the Building Codes for the State of Ohio and Olmsted Township.
- When will the job start; how long will the job take to complete.
- Will the contractor be using employees or subcontractors; who will supervise the work.
- Does the contractor carry Worker's Compensation insurance and liability insurance.
- Call the Better Business Bureau (216) 241-7678 and/or the Ohio Attorney General's Office (800) 282-0525 or access the internet regarding all contractors considered.
- Confirm that all contractors considered are currently registered with Olmsted Township; call (440) 235-4225 or access www.building@olmstedtownship.org.
- Who will provide any required drawings and what are their qualifications.
- Require that the contractor obtain and provide copies to you of all necessary permits and approvals prior to beginning your project.
- If the contractor requires a deposit, it should be modest; beware of large down payments.
- Never make final payment unless you are fully satisfied with the work and have confirmed that all final inspections have been successfully completed. Also, require confirmation that the contractor has completely paid all subcontractors and material suppliers associated with the project.
- Beware of out-of-state home improvement contractors.
- Beware of contractors working outside of their normal field of expertise. For example, it may not be wise to hire a painting contractor to install your new driveway.
- Consult legal counsel immediately if you have any contractual questions or concerns.