



CHOOSING THE RIGHT HOME PROFESSIONAL FOR YOUR PROJECT

Building your dream home is one of the most exciting things you'll ever do, but that feeling comes with the difficulty of hiring the best General Contractor for you and your project. Following the hiring practices below will best position you to receive quality craftsmanship and will minimize emotional stress and unexpected costs.



Obtain a written contract for \$500.00 or more from any home remodeling professional you choose to work with. All home improvement contracts must include the legal name of the business, address of contractor, scope of work, contractor's registration number (NJHIC #) and total cost of job.

The State of New Jersey requires a minimum of \$500,000 in liability insurance. Homeowners can obtain a copy (or proof) of a home remodeling professional's coverage with the New Jersey office of the Attorney General Division of Consumer Affairs.



When the job is completed and the last payment has been received; you're within your right to request a lien waver. A lien waver is a document/receipt stating the project has been paid in full and that no one can seek further payment from you.



Obtain any warranties and guarantees in writing.

As a homeowner, you have the right of rescission; a right in which a signed contract may be cancelled by the consumer for any reason before midnight of the third business day after you receive a copy of the contract. The cancellation notice must be in writing and either personally delivered to contractor, or sent via mail, registered or certified, return receipt requested.



If a permit is required; make sure that it is applied for. The permit(s) may be obtained by either the homeowner or home remodeling professional. If you apply for a permit yourself, you can do so **here**; be sure to provide the contractor's name and license number in the application.



It's a good rule of thumb to ask for past client references. When you reach out, ask if the work was completed on time, whether there were any unexpected costs, were the workers professional and courteous while in their home, was the company easy to get a hold of when they had questions?