

3 Tips to Never Get SCREWED Over on a House Remodel (No Pun Intended)



Before



After

Let me preface this guide, by letting you know there are plenty of bad contractors looking to take advantage of homeowners, especially ones not familiar with construction or remodeling costs. Even if you follow each tip that I provide down below, it may NOT be enough. Please do your due diligence ahead of time on the company you are hiring, and make sure they have a GREAT track record.

Tip #1

If you live in the state of Wisconsin, this will be your best friend when looking to vet anyone you plan on working with! The golden egg I am referring to is what we like to call the Wisconsin Circuit Court System.

Link: <https://wcca.wicourts.gov/>

I recommend getting the full name of the contractor and/or any business names they have had. Once you have those, search it in the court system. If the search pulls up past judgements or crimes against the home contractor for work never completed, I would steer clear of them.

Wisconsin Circuit Court Access

Search • Calendar • Pay fees • Reports • Help • View payments (0 items)

Case search

[Click here](#) to learn about recent changes to WCCA case display and criminal charge modifier information.

Party name

Last name First name Middle name

When searching using a middle name, also show parties without a middle name.

Birth date

When searching using a birth date, also show parties without a birth date.

Business name

County Case number

Search Here

The circuit court system will show their crime related issues and these are items that need to be considered when you are looking to make a hire.

Even if the home contractor is lowest on price, you do not want to risk having them walk away with your hard-earned money. There are plenty of other contractors!

While you are at it, also do a search on the Wisconsin Department of Safety and Professional Services.

<https://dsps.wi.gov/>

This is where you can verify that they are actually licensed in their field of work!

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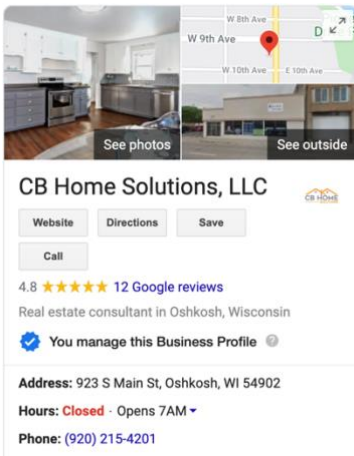
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Note: Each contractor you work with should be licensed and insured. Ask them for proof of both.

Tip #2



It would be preposterous if you decided to skip this tip...

Ask for Past client contact information or read through testimonials.

If the contractor received permission from past clients to use them as a reference, then this is easy! However, do a little bit of digging to make sure they aren't family or relatives in any form. It is unbelievable the hoops people will jump through to make money.

Nowadays, online reputation is everything with a business. If the business owners decide to do something shady, inconceivable, or just downright wrong, the customer will LET EVERYONE KNOW. They will be shamed on social media, given terrible reviews on Google or Yelp, and anytime you do a Google Search for the contractors name the negative news will show up.

Be sure to do your Google searches, social media searches, and make sure the company has an upstanding reputation, regardless of how "large" they may seem.

Questions to Ask Contractors

Have you done work like this in the past?

When was your most recent job like this?

Do you have photos of the past jobs you have done?

What is your estimated timeline for doing something like this?

Can you just give me a bid for labor? (owner provides materials)

Do you have a crew of people or just yourself?

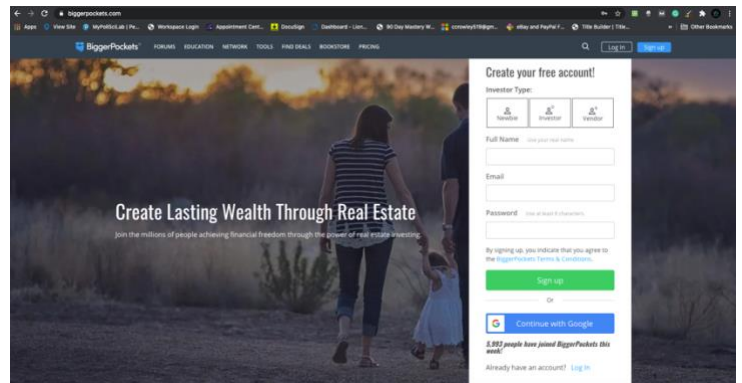
Can you provide me with you license number and proof of insurance?

Will you allow a payment plan based upon the amount of work needed?

BONUS TIP: If a contractor's truck or work van is filthy, just imagine what their work sites look like...

Tip #3

If you truly are wondering how much it costs to do a remodel job, I would recommend going to <https://www.biggerpockets.com/> and do some searching on their forum. You can type in phrases such as "Cost to remodel a bathroom" or "Price per sq ft for new flooring". Bigger Pockets is the #1 real estate community forum in the world where millions of people get together and talk real estate.



If I was looking to have my kitchen professionally remodeled, I would call a few different contractors that I either found online (Google or Facebook), referrals from friends, and have them come give a “Free Estimate”. **NOTE:** You should NEVER have to pay for an estimate to have work done on your property!

When the contractor is over, make sure you are very thorough with what you are requesting them to do. You **DO NOT** want to give a general outline and receive a general bid. Then, 3 weeks into the project you have change orders for \$5,000 more in labor. An example of this would be like saying, “Hi Mr. Contractor, I would like to have my bathroom remodeled. Can you do this for me?”

You need to outline what type of flooring, vanities, shower, light fixtures, windows, etc. that will be needed in the bathroom. The more detail the better!

After comparing multiple contractor bids, doing research on the company, and verifying the quality of work they do – then it is officially time to hire them and get them on the job!

But remember, always be cautious prior to putting down an upfront deposit. Some companies require it, but we always try and negotiate that the first payment will be made upon the workers showing up for the first day of work. Most of the time the first day always consists of demo or prepping for the remodel. Then you can pay them installments as work is completed!

In Conclusion

I hope you found this guide beneficial and you will take the advice and use it well. After completing over 50+ renovation projects we have dealt with all sorts of contractors and how to handle the intricacies of each situation.

For those of you that might be overwhelmed by the thought of hiring contractors or maybe just don't want to deal with the hassle of everything, we can provide you with a cash offer to buy your house the way it sits.

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Best of Luck,

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