

ADDING ON: QUESTIONS TO ASK

Vetting Questions — A Companion Handout

QUESTIONS TO ASK WHEN INTERVIEWING CONTRACTORS

Licensing & Legitimacy

- Are you licensed with MHIC (Maryland Home Improvement Commission)? Can I have your license number to verify?
- Are you insured — general liability and workers' comp? Can you send me a certificate of insurance directly from your insurer?
- Do you pull permits yourself, or is that on me? Which permits will this project need?

Experience & Fit

- Have you done a project like this before — same type of addition, similar age/style home?
- Can I see photos of similar completed work, and speak with 2–3 recent references?
- Who will actually be on-site day to day — you, a project manager, or subcontractors?

Scope, Cost & Contract

- What's included in this bid, and what's explicitly excluded?
- How do you handle change orders and unexpected issues once walls are open?
- What's your payment schedule, and what's due at signing vs. at milestones?
- Is there a written contract with start/end dates, scope, and a payment schedule? Can I keep a copy before I sign?

Timeline & Process

- What's a realistic timeline, including likely delays (permitting, inspections, material lead times)?
- How will you protect the rest of my house — dust, access, pets, kids?
- Who do I call if something goes wrong after hours or on a weekend?

Wrap-Up

- What happens if we're unhappy with the work — is there a warranty on labor, separate from manufacturer warranties on materials?
- Do you offer a written warranty period, and what does it cover?

A NOTE FROM SUSAN

This isn't meant to make you suspicious of every contractor — most are honest, skilled professionals. It's meant to help you ask the questions a good contractor expects and welcomes. For more on Cheverly real estate and home projects, visit TheCheverlyGoodlife.com.