

Lower Merion Township
Hiring a Contractor

1. How long has the company been in business?
2. Does the company carry liability insurance? if so, how much?
(Township requires minimum \$300,000).
3. Does the company carry Worker's Compensation Insurance?
4. Is the company licensed with Lower Merion Township for the current year?
5. How many years experience does the company have performing the type of work to be installed in your homes?
6. Does the company offer a warranty for the work to be performed?
7. Is the warranty transferable to a new owner?
8. Does the company have an office? (If a problem occurs, you may not be able to contact the company if they use a post office box).
9. Has the business or individual ever filed for bankruptcy?
10. Who will be responsible for obtaining permits from Lower Merion Township?
11. Does the estimate include permit fees?
12. Does the company belong to any Consumer Protection Organization?
13. Does the company have any outstanding violations on file with any municipality?

Other Suggestions

1. Obtain a minimum of three (3) bids.
2. Do not hire the lowest bidder without first comparing the bids to ensure that the quality of materials and the description of the work to be performed is acceptable.
3. If you are obtaining bids to replace a roof, require the contractor to provide a price per square foot to replace all damaged roof sheathing. The cost of the roof can increase significantly if the sheathing is damaged. On many roofs, this cannot be determined until the repair work has begun. When selecting a contractor, consider this hidden cost before making your selection.