

**SEARCY
DENNEY
SCAROLA
BARNHART
& SHIPLEY PA**
Attorneys at Law

A Passion for Justice™



BUILDING CONTRACTOR CHECKLIST

Point of Consideration	Contractor 1	Contractor 2	Contractor 3
The contractor is licensed and has provided a copy of the current license.	#	#	#
The valid license status of the contractor has been verified through the Florida Department of Business and Professional Regulation.	#	#	#
The valid license status of the contractor has been verified through the county licensing agency.	#	#	#
The contractor has the appropriate insurance to protect my interests: workers compensation, general liability, builder's risk, etc.	#	#	#
The contractor has provided me a copy of the valid declarations page of each pertinent insurance policy.	#	#	#
The contractor has provided me with a detailed written estimate of all the work to be performed.	#	#	#
The contract sets forth all the work to be performed or specifically references the detailed written estimate in that regard.	#	#	#
Each contract bid/estimate reflects similar or comparable building materials and process.	#	#	#
The contractor carefully listened to and explained every question I had concerning the plans, specifications, contracts, or estimate.	#	#	#
The contractor will obtain all necessary building permits and comply with all building & zoning laws.	#	#	#



The contractor will provide me with a copy of all permits.	#	#	#
The contractor has agreed to provide me with the names and addresses of all subcontractors to be used on the job.	#	#	#
The contractor has agreed to provide me with releases of lien from every subcontractor before final payment is made under the contract. The contract specifies the same.	#	#	#
The contractor has provided detailed references of other work the contractor has performed.	#	#	#
The references provided by the contractor have been verified.	#	#	#
Initial lines of communication with the contractor are good.	#	#	#
The contractor agrees that if the work to be done changes from the original contract, either due to me or the contractor, a new written addendum will be signed by us both.	#	#	#
The contractor has advised me the total number of jobs he/she is working on at the same time as my job.	#	#	#
The contractor will be on my job each day or I have been introduced to the person(s) who will be in charge of my job.	#	#	#
The contractor agrees to an inspection of each stage of the work and my approval of the work done to that point before any draws are paid.	#	#	#



<p>The contractor has agreed to a punch list procedure and correction of reasonable punch list items before final payment.</p>	#	#	#
<p>The contractor has provided me with the originals of all owners manuals and warranty agreements for all equipment installed.</p>	#	#	#
<p>I have received lien waivers from all subcontractors as their work is completed.</p>	#	#	#
<p>I have received a lien release from the general contractor at the conclusion of work performed under the contract.</p>	#	#	#