

WHAT QUESTIONS SHOULD I ASK MY CONTRACTOR FOR MY HISTORIC HOME

The restoration of an historic home requires special attention, skill sets and experience of professionals. Historic homes present unique construction challenges and require patience and perseverance from both the professional and the homeowner during the construction process.

When choosing a professional to restore your home be sure to address the following:

- Identify your project needs** and what is important to you such as architectural details, material, budget, timeframe, etc.
- Interview** the professional and be sure you are comfortable with the person, are being listened to and can communicate openly and easily. Communication is crucial to a successful project completion.
- Clearly express you vision and needs.** Be as specific as possible. Sketches, photos, and magazine clipping are ideal for visual examples. A project checklist will also be useful to accurately communicate your expectations.
- Discuss budget and a timeline.** This conversation should cover material, products, and lead time. Meet candidates and identify their qualifications. A qualified professional should be able to speak using technical expertise and discuss several options with you. The options presented should cover methods and material and will most likely vary in cost. Ask not only what differentiates one option from another, but what are the pros and cons of each.

Require your professional to provide you with the following:

- Request a portfolio and referrals and do your homework.** A professional will be happy to show their work and have you speak to satisfied customers. Go an extra step and verifying their licenses.
- Have only an insured professional work on your home.** Liability and workers compensation insurance is necessary to protect you from being held responsible for an accident.
- Be clear on any guarantees and warranties** of both the professional and of the materials or products used on your home. It is equally as important to **be made aware of the conditions and restrictions.**
- Be sure your project is well planned and is a priority of the professional** you chose so that it is completed on time and budget. Be clear about your deadlines, budget and payment set up.

Where to begin looking for qualified professionals:

CONTACT YOUR LOCAL HISTORIC COMMISSION OR ORGANIZATION FOR CONTACTS THEY MAY HAVE.
 PRESERVATION MASSACHUSETTS KEEPS A CONSULTANTS DIRECTORY ON OUR WEBSITE TO VIEW THE DIRECTORY AND OTHER ONLINE RESOURCES. CONTACT OUR OFFICE TO REQUEST A PRINTED COPY.

[HTTP://PRESERVATIONMASS.ORG/RESOURCES/CONSULTANT-DIRECTORY/](http://preservationmass.org/resources/consultant-directory/)