



# NEWSLETTER



### **Always use licensed *and* qualified contractors!**

I hate to say it, but if the plumber is this stupid (look closely at the above picture), more than likely there are lots of other hidden plumbing issues. This plumber was not **“licensed and qualified.”**

Sometimes when we first arrive at an inspection, we meet the seller, and he tells us that he did most of the work in the house. This raises a red flag for us. He may have done a great job on the work but doing repairs and modifications to homes is oftentimes not as easy as it looks and requires specialized knowledge and experience. Watching HDTV is not the same thing as being licensed and qualified.

We use the term **“licensed and qualified,”** because even though the contractor may be licensed, he may not be qualified. So, when you’re searching for a contractor, keep in mind that you’re looking for a **“licensed AND qualified”** Contractor.

Of course, don’t be in a rush to hire the cheapest contractor. Check references and reviews, and make sure the contractor has valid insurance. Find out how long he’s been in the business and even talk to some of his past customers. Visit some of his past jobs. Use due diligence, especially on bigger and more expensive projects. You’ve probably heard stories about homeowners who made a substantial down payment, and the contractor never came back!

So, the moral of the story is to be careful when you’re hiring contractors.

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