

Homeowners and Contractors Responsibilities

Pets

It is the homeowner's responsibility to keep pets away from the work area. We recommend that all pets be confined to another area of the house. We will help retrieve pets but at an hourly rate.



Damage

We cannot be responsible for any damage to household items caused by vibration or any other normal construction activities. We recommend that you remove pictures, knickknacks, etc. during the course of construction. We will repair any nail-pops that occur. Any repainting of these areas will be the owner's responsibility.

Insurance

The owner agrees to carry insurance covering fire, theft, and storms, in sufficient amounts to cover work and materials under construction and agrees to compensate the company for losses sustained by these conditions.

Children

It is the homeowner's responsibility to keep children away from the work area. The workers cannot be responsible for their safety. We recommend children be kept away from the work area, tools, and material.



Change orders

Any alteration or deviation from the specifications that involve extra labor and/or materials will be executed only upon agreement from the homeowner and will become an extra charge over the agreed amount. Change orders resulting in an additional charge shall be paid in full at completion of the change order work.

Warranty

We will warranty our workmanship for 12 months from the issuance of the final inspections of the owner. No warranties work will be performed unless

the contract is paid in full. Should nail pops occur from the shrinking lumber, we will spackle the damaged area, however, decorative paper and painting is the responsibility of the homeowner. We cannot warranty materials or services supplied by the homeowner. If defects in these products result in additional work, there will be an additional charge. All materials will be installed as specified and carry the manufacturer's warranty. All work will be completed in a neat and workmanlike manner using new materials of good quality and in compliance with all applicable building codes, ordinances, laws, statutes, rules, and regulations.

Existing Conditions

We cannot be responsible for any existing code violations that are required to be corrected by the inspection department. Agreements made with mechanics or subcontractors on the job are not recognized. No statement, arrangement, or understanding, expressed or implied, not contained herein will be recognized. We cannot guarantee any roof work for improper ventilation, inadequate insulation, or problems caused by ice dams. Any hidden conditions resulting in additional work not specifically included in the contract will be handled as a change order.

Trash and waste

The dumpster is for job-related debris only. If load is found to be contaminated, there will be an additional charge of \$300 or more.



Dust

Just about everything we do will generate dust. Every effort will be made to contain dust. 100% containment is impossible. Dust can get just about everywhere. We recommend you change your furnace filter often. We will cover anything and everything that you direct us to. Please let us know about any family heirlooms, or prized possessions with which we need to be “extra” careful.



Clean up

It is our intention to leave your job in a “broom clean” condition at the end of each day.

Access

We prefer to keep a lock box on an accessible door. This way the key does not leave the job. This is usually the door through which everyone will enter and exit. Please let us know if you have an alarm system. May we have a key and use a lock box, or would you prefer another method of entry?

Pictures

It is our intention to take pictures of each project prior to the start of the job, during and at conclusion. With your permission, your pictures may show up on our marketing. Your name and address will not appear in our material without your permission.



Landscaping

During normal course of construction, damage to the driveway, curbs, sidewalks, patios, adjoining plantings and sod may be beyond the control of the contractor. The contractor is not responsible for this damage, but will make every effort to avoid or minimize such damage.

Restroom

A restroom should be designated to be available to the workers.

Moonlighting

Moonlighting is not allowed by our employees or subcontractors. Unauthorized work for our customers could result in an employee’s termination.

Yard Signs

We would like your permission to set one of our signs in your yard. The majority of our work comes from “word-of-mouth” advertising. This sign not only helps our company but it also gives neighbors our phone number in case they have any problems or concerns regarding our activity in the neighborhood. The sign also serves as a marker for material deliveries and subcontractors.

Conduct

All workers on your job have been asked to keep their shirts on at all times; not to smoke inside; to properly dispose of their cigarettes in a designated place; to play all radios at a low volume; and to clean up after themselves. Please advise Passow Remodeling if any of these rules are not followed.