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What schooling is required to become a general contractor

The perils of home renovation and building are legend. Every job estimate seems to double in the end for both cost and time; endless delays and surprise, money-sucking mistakes prove that. Then there are the surly contractors, the mixed-up lumber order, the mistaken measurements -- in short, anything that can go wrong probably will. So it can be tempting to have the final say in a project. To be the one who hires the right people, inspects the materials personally, checks and double-checks figures and costs, and -- perhaps most importantly -- both makes the rules of the project and enforces them. If that appeals to you, than you might be considering acting as your own general contractor. But should you? First off, let's establish what the responsibilities of a general contractor on a construction job are by first explaining what a GC doesn't do. He isn't the one hammering the nails in or installing the plumbing. In general, a general contractor doesn't actually work on the house; she coordinates the work of all the other subcontractors needed to finish the project. (In Britain they're referred to as main contractors; you also might see prime contractor, which refers to government hires.) Carpenters, roofing professionals, plumbers and so on are all subcontractors, hired to complete one specific part of a project. The GC is a go-between, in many ways. Generally, this person helps facilitate the relationship and communicate the vision among an architect, a client and the contractors. That includes a variety of duties: hiring subcontractors, ordering materials and supplies, pulling the correct permits, scheduling each part of the process and even bookkeeping. If you're pondering acting as your own GC on a project, first consider scope. Are we talking building a new home or just a mid-sized bathroom remodel? Remember that the more moving parts you have in a job, the more you'll have to keep track of. Next, are you taking out a loan for the project? Some banks might be leery of granting large-scale credit if they know that no professional GC is going to be watching over the process. Most importantly, be honest about your own experience. While you might have a keen interest in construction or remodeling, that doesn't a professional make. Part of being a GC involves having some pretty specific knowledge of several trades; knowing a lot about carpentry doesn't help much when you're overseeing roofing or negotiating a contract for an electrician. In the next few pages, we'll weigh the pros and cons of promoting yourself to general contractor. Hiring a roofing contractor may require you to invest a significant amount of time and money. With so many roofing companies in business, unethical ones do exist. In most cases, finding the right person for the job requires thorough research. Before you can find the right roofer, you must understand the important things to look for. You can search for a reputable roofer through local contractor associations. Many state laws require roofing contractors to have state licenses to perform roofing work. When looking for a roofing contractor, ask to see his state license. Avoid hiring a contractor without one. Some states require roofing contractors to obtain permits before beginning work. When looking for a contractor, ask about his experience in obtaining permits. After hiring the contractor, request copies of the permits obtained from your local builders office. A reputable roofing contractor can give you a list of references for work he has completed. Ask for names and addresses of the properties to check his quality of work. Know the type of repairs you need for your roof before hiring a contractor. Contact several roofing companies to look at your home to assess the damage. Ask whether the contractor provides written estimates. The estimate should include the nature of the work, materials needed, the project's total cost and the estimated completion date. A written estimate can help protect you from erroneous charges. Understand contractors' payment terms when looking for someone to work on your roof. Avoid paying a contractor in cash or the total amount due upfront. You need to know if the contractors you call have adequate insurance coverage. The insurance should protect you and the contractor in the case of damage or injuries. Ask for copies of a contractor's insurance policy before hiring him. Many roofing companies use subcontractors to complete jobs. Ask about the qualifications of all subcontractors the primary roofing contractor plans to hire. Subcontractors also need business insurance to cover any injuries or damage. Once you decide on a contractor, you should receive a contract outlining the terms of the roofing project. Check the contract to verify it contains the correct information. Ask the contractor to explain any parts of it you don't understand and keep a copy for your records. The specific coverage provided by contractor and manufacturer warranties varies. Some warranties cover certain aspects of material and work for a specified period of time. Read the warranties for details.

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