

Real Estate Investing Renovations: Keeping a Contractor on the Job

While some investors will opt to do the necessary work themselves, the majority will hire a general contractor to get the work done and act as a project manager.

A competent contractor will take most of the burden of the project on himself by ordering supplies, hiring subcontractors, overseeing the work, and making sure that everything is running on schedule. If something does go wrong at the construction site, a good contractor will usually handle it without placing the bulk of the burden on you.

As you can imagine, a good contractor can be hard to find and even harder to keep. This is why it is extremely important as an investor to form professional relationships with those in the construction business. When you do find a contractor that seems to be promising, be sure to check his references and become familiar with his work. And once he's hired, you need to do all you can to make sure that he can perform his job and remain on the job site.

Real estate investing requires that you keep a contractor working everyday of the construction phase of the investment. Any setbacks in this area can cost you money and may ultimately cost you a contractor.

Contractors are like any other business man. They have multiple clients and strive to please all of them. Just as it is important in real estate investing to turn around an investment quickly, it is important for contractors to finish each construction project quickly so that they can move on to the next one. With this said, you should always try to keep a project running on schedule. Avoid making changes to the project that will keep the contractor on the job for longer than the agreed time.

In the real estate investing renovation process, there are several permits and inspections that will need to be obtained by you so that your contractor can continue working. Be sure to have all of these complete in the time period agreed upon. Failure to do so on your part may result in your contractor having to leave your project site while he goes and finishes another scheduled project. If this happens, you will see your profits dwindle daily as you fight to get your contractor back on the job.

Always treat your contractor professionally and courteously. Be fair. Be consistent. Never brow beat him in front of his crew. Instead, try to work out amicable solutions to issues that might arise during the construction phase. Granted, construction is going to be stressful for you and your contractor, but if you treat him poorly, you may end up alienating yourself from more contractors than just this one. And with contractors being sorely needed for real estate investing, burning bridges with contractors is not a smart thing to do.

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About the Author

James Klobasa, once broke with no job and \$20,000 in debt made a choice that changed his life forever. That choice was investing in Real Estate. You too, can make that choice. Learn and be kept up to date with the latest information at <http://www.Real-RealEstateInvesting.com>