

4. Detailed Quotation

- ✓ Request a Written Quote
 - The quote should include:
 - Scope of work (what's included/excluded).
 - Breakdown of material and labor costs.
 - Estimated project timeline and milestones.
- ✓ Clarify Payment Terms
 - Verify the deposit requirement (should not exceed 10-15% of the project cost).
 - Ensure progress payments are tied to milestones and not time intervals.
- ✓ Discuss Permits
 - Confirm if the contractor will handle permits for the project.

5. Communication and Professionalism

- ✓ Assess Communication Style
 - Are they responsive to your calls/emails?
 - Do they provide clear and detailed answers to your questions?
- ✓ Observe Professional Behavior
 - Are they punctual and organized in meetings?
 - Do they explain the process without being condescending?
- ✓ Evaluate Their Vehicle and Tools
 - If they show up for work without proper tools or equipment, it's a red flag.

6. Final Steps

- ✓ Keep Records
 - Retain copies of all contracts, receipts, and correspondence.

Red Flags to Avoid

- ⚠ Avoid Contractors Who:
 - Refuse to provide a written agreement.
 - Demand large upfront payments or cash-only transactions.
 - Are overly eager to start without assessing the project thoroughly.
 - Use high-pressure sales tactics to push unnecessary services.



If something feels off or too good to be true, walk away. It's better to delay the project than to deal with the aftermath of hiring the wrong contractor.
- Jon - Project Manager at LandLord Renovations.

Bonus Tip: Eliminate the Guesswork with LandLord Renovations

Renovations should enhance your property, not add stress. Partner with LandLord Renovations for expert, reliable services backed by over a decade of experience.



About Us

At LandLord, we make renovations seamless by ensuring every project meets the highest standards of quality, compliance, and efficiency.



Here's what sets us apart:

- Thorough Contractor Vetting: We collaborate only with contractors who meet our strict criteria, including valid licenses, certifications, and proven expertise.
- Comprehensive Insurance Coverage: All contractors are fully insured and registered with the Workplace Safety and Insurance Board (WSIB).
- In-House Expertise: Our renovations division expertly manages projects of all sizes. From minor updates to major structural changes, including multiplex conversions, we handle it all.



Ready to start your next renovation? Contact us today to discuss your project and discover how we can simplify the process with trusted contractors and expert management.



[See Our Recent Projects >](#)

COMPREHENSIVE CONTRACTOR VETTING CHECKLIST

Use this checklist to confidently evaluate and select the right contractor for your renovation or property improvement project in Toronto. If you're looking for professional, hassle-free renovation services, **LandLord** is here to help with trusted expertise.

1. Initial Research

- ✓ **Verify Business Details**
 - Confirm the contractor's full business name, address, and contact information.
 - Check if they have a valid HST (Harmonized Sales Tax) number.
- ✓ **Check Online Reviews**
 - Review their ratings on platforms like Google, Yelp, or the Better Business Bureau (BBB).
 - Look for any red flags in customer feedback, such as unfinished work or poor communication.
- ✓ **Examine Website and Portfolio**
 - Review their website for professionalism and examples of past projects.
 - Verify whether portfolio images are authentic and not stock photos.

2. Credentials and Licensing

- ✓ **Verify Licenses**
 - Ensure they hold the necessary licenses for your project (e.g., electrical, plumbing, HVAC).
 - Check licensing validity with the relevant regulatory body.
- ✓ **Request Insurance Proof**
 - Ask for liability insurance to protect against property damage.
 - Verify workers' compensation insurance for employee safety.

3. References and Reputation

- ✓ **Ask for References**
 - Request at least three references from past clients.
 - Contact the references to ask about their experience with the contractor.
- ✓ **Check Past Projects**
 - Visit completed projects in person if possible.
 - Ensure the quality and scope align with your expectations.