

LET'S REMODEL

Roof tear-off job might be a rip-off

Q: We recently hired a general contractor to do our roof. They had to remove two layers of shingles. We have been unable to get the contractor to finish the job. There was some leaking into the house during the rains we had in June and interior damage occurred. It has been more than five weeks now. I do not want to get into legal action but really want the job done as it was promised. Also, who is responsible for the license? The subcontracted roofer or the general contractor?

A: You should always hire a contractor that is licensed in the state of Michigan and registered in the city that you live in. The city requires proof of insurance for workmen's compensation and public liability, property damage insurance and a copy of the contractor's building license.

In addition the city requires building permits and the contractor must perform the job within the city's building codes, and the contractor must call for the required building inspections.

If you have problems with a contractor you should call the city building department and have the city building inspector inspect the roof and determine if there are any city building code violations. Ask the city building department to contact the contractor for any corrections.

When you select a contractor to do a roof tear-off, you should insert in the contract agreement an approximate starting date and an approximate



completion date. A roofing tear-off job is a major demolition job and usually takes two to seven days to complete. If, during the roofing tear-off a leak develops or property damage occurs, and there is a question as to who is at fault, you should contact your home-owners insurance company and they will in turn contact the contractors insurance company and determine responsibility, resolve this problem and repair the damage.

If the contractor does not complete the roofing in a timely and satisfactory manner, you can hire another contractor to finish the roofing job and deduct that reasonable amount from the original contractor's contract. If the amount exceeds the original amount of the balance due, then you will have to seek legal help.

The contractor that sells the roofing job must be licensed with the state and registered in your city. The contractor can hire unlicensed subcontractors to perform the work but the

selling contractor (or general contractor) is responsible for all licenses, building permits and the completed roofing job.

In closing, you should not let price be your main motivation in choosing a contractor. Many people chose a contractor for their prices and are later disappointed. Be as thorough as possible in selecting the person you want to hire to work on your home.

Michael McGlinch, McGlinch & Sons, Detroit, 313-278-2777.

For your home improvement questions or a copy of our roster booklet, call Gayle Walters, executive director of the Michigan Remodeling Association (MIRA) at 810-335-3232 or send questions to "Let's Remodel," 2187 Orchard Lake Road, No. 103, Sylvan Lake, MI 48320.

Make it a daylily day

The Southern Michigan Hemerocallis Society will sponsor a daylily garden bus tour Sunday, July 21.

Registration is required. The \$20 fee includes lunch and the bus tour. Send the fee to Armand DeLisle, 30332 Ohmer Dr., Warren 48092-1956. For more information, call DeLisle at (810) 751-8419.

The tour will visit gardens of the society's members. Two award-winning gardens will also be viewed: one containing all the daylilies winning the highest national award given to one daylily each year since 1950, and one featuring the best in miniature daylilies awarded nationally since 1982.

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