

Free Consumer Report

“Read This Before You Hire Anyone to Grade Your Land...”



5 MISTAKES TO AVOID WHEN CHOOSING AN EXCAVATING CONTRACTOR

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We have been doing earthwork projects here in Western North Carolina for over 20 years.

The single biggest problem we find when working with property owners is that they think earthmoving is just about bulldozing down some shrubs and hauling around some dirt.

But excavating and grading is both an art AND a science.

If you hire the wrong company, you can set yourself up for months, if not years of poor drainage, erosion problems, create unnecessary environmental issues related to soil runoff and worst yet, possibly lower your property values.

This is why we created this short, easy to understand consumer report, so that you can avoid the five most common mistakes that we have seen over the past two decades...

Print Out For Easier Reading

MISTAKE#1: Choosing a contractor based on equipment alone. No question, your contractor needs fully functional and working machinery. But he also needs something else – employees who are skilled at operating that equipment.

Many companies either rent or buy all types of heavy equipment (backhoes, bulldozers, excavators, wheel loaders, etc.), but few companies take the time to teach their employees how to use them properly.

The best way to know that the contractor's employees have been properly trained is to make sure the employee operating the equipment has at least 1-3 years of industry experience, be 18 years old and hold a commercial driver's license.

Before you choose a contractor, ask to see a commercial driver's license for anyone operating heavy machinery.

MISTAKE #2: Choosing a contractor based on price. Low price could be a problem in three ways:

(1) A low price can be the bait that attracts your phone call. But once the contractor gets to your home or work site, he pressures you into a much more expensive job.

(2) The price starts out low but then you get "Sorry, that's not part of the price..". Rarely does the consumer know what to do when told this, especially if the contractor has already started work. So they often agree to the "extras" which costs MUCH more.

(3) Low price means the contractor has cheap equipment (perhaps even a unit they rented from their local home and garden store), which cannot match the performance of the superior machines designed to remove the most soil and leave the least amount of debris behind.

MISTAKE #3: Choosing a contractor based on a single telephone call. Instead, invite the person to your home or job site for a 'walk-about' and then ask them for a written quotation.

Then you'll know exactly what the contractor recommends – and you won't be the victim of high-pressure sales tactics when the contractor comes by.

This also allows the contractor to see the type of project, the level of soil or stone to be moved, and measure the exact requirements for your project so he is able to give you a more accurate quotation.

MISTAKE #4: Choosing a contractor who doesn't offer a warranty. All reputable contractors offer warranties of some type.

Warranties may be **express** (written in the contract or stated orally), **implied** (by the common law) or **statutory** (set forth in a state's statutes).

A warranty basically says that:

- All work will be performed in a good and workmanlike manner;
- All materials supplied will be of good quality; and
- The work performed will conform to all state and local requirements

MISTAKE #5: Choosing a contractor without getting referrals or seeing comments from his other clients.

Any contractor can say anything he likes about his past jobs. And, sadly, some of what people say just may not be true.

Make sure you ask for references or read comments on review sites from current or past customers so you can depend on the contractor and his work.

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Still got questions about your project?

You are not alone...

...Over the years, our crew of experts has seen a little bit of everything, so we can help you with almost anything soil related. So we invite you to call **Chase at Jenkins Excavating (1-828-713-3855)** or contact us online and let's get to work.

JenkinsExcavating.com - We Dig. We Haul. We Do It All.