

**INTERIOR
DESIGN
ALCHEMY**

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Pearl  **PAINTERS**

So, you're thinking of hiring a painter?

Here's a helpful list of steps you should take to ensure you hire a trusted professional.

From [Interior Design Alchemy](#) and [Pearl Painters](#).

Before Getting Estimates:

Before you schedule an estimate with any painting company you should confirm the following items:

1. Confirm that they are licensed with the ORCCB, bonded, and insured for property damage.
2. All workers that step onto your property must be named on the CCB license as an owner, otherwise they are considered employees and must be on a workers compensation insurance policy that protects you from being liable for injuries that happen on your property.
3. Verify an active ORCCB License, Liability Insurance, and a Surety Bond @ www.oregon.gov/ccb then input your contractors CCB # to see all the details.
4. Verify an active Workers Compensation Insurance policy @ <http://www4.cbs.state.or.us/ex/wcd/cov/#current>

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Getting/Comparing Estimates:

While communicating with painting companies, require each bidder to agree to the following (If the contractor gets defensive or avoids these questions, beware.):

- **Timeline:** Expected start and finish date. Expected start and finish time for each day. Working on your project until it is complete with no missed days or delays.
- **Home access:** Plan regarding gaining access to your home as well as lockup procedures,. Location for equipment storage. Location for spraying removable items such as cabinet doors or walk through doors (your house or their shop?). Location for brush and rollers cleanup. Smoking policy (yes or no?). Which bathroom can be used or will there be a portable bathroom be placed outside for the crew's use.
- **Protection requirements:** Who moves the furniture, how do you protect floors, furniture, breakables, electronics, window coverings etc.
- **Surface Preparation:** How do you clean the surfaces prior to painting, what do you use and why, how do you address nail pops, dents, holes, cracks and texture issues, what do you do to ensure paint will stick to glossy surfaces, will you prime, will it be oil or water based? Require your bidder to note in the contract that you will have an opportunity to inspect and approve the surface preparation before moving onto the painting stage!
- **Paint application:** Different surfaces require different application methods that will affect the appearance and longevity. Determine what is best for your needs and make sure the final plan is noted in the contract. How many coats will you apply? How will you paint my cabinets? Will you remove the doors or attempt to paint them in place? How do you know that you are applying the paint at the correct mill thickness (Applying paint too thick or too thin will void manufacturers warranties and result in paint failures)? What if the paint does not cover in the number of coats that you specify, is there a potential for more cost?

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While communicating with painting companies, require each bidder to agree to the following (If the contractor gets defensive or avoids these questions, beware.):

- **Scope of work:** If you're not comfortable writing your own detailed scope of work any professional painting company should work with you to create one. Go through your project and think about what rooms/surfaces you want finished. The best practice is to put into writing exactly what you want done, level of prep, application method, number of coats, brand of paint, and type of paint, sheen level, color name and #, as well as any other detail that is important to you and the success of your project.
- **Clean up:** What do you do with garbage that is produced from my project? Do you take it away or do you put it in my garbage? What do you do with the left over paint? Where do you clean your brushes, rollers, spray equipment? What do you do with dirty solvent used to clean oil paint from brushes / sprayers?
- **Payment schedule:** Do you require a deposit? If not how do I know that you are committed to start and finish my project on time? Ask the bidder to make note in their contract, that final payment will not be made until all work has been inspected and approved by you.
- **Compare cost:** Require your bidder to provide an itemized breakdown for each room / surface that specifically shows what they are charging you for labor and materials. Without this detailed breakdown you have no idea what you're truly getting. Require the bidder in writing to lock in on a firm price/bid that won't change even if it takes longer or more materials are needed than expected.
- **References:** Determine exactly who the lead painter is that will be in charge of your project and get their last 3-5 projects in chronological order. Actually call them! Ask if they were happy with this person, if they would re-hire this person, were they trustworthy?

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Final Things To Remember:

- Get all contracts and/or agreements in writing!! If you do not get it in writing, do not expect to get it at all.
- Painting is NOT a commodity. If the cost is less or more, the quality and the experience will be different.
- If it is too good to be true, something is missing, dig into the details, make sure that you understand and agree to the level of quality and service that you are purchasing.
- **Trust your gut.** Does hiring this painting company feel right? Do I think this company can complete my project to my satisfaction? If a problem arises, will it be easy to communicate with them to get the issue resolved? Can I trust this person and their employees in my house with my family and personal possessions for the duration of this project?

If you've gone through this checklist while vetting your painting company, you can be confident that your project will be a success.

Interior Design Alchemy and Pearl Painters.