

Contractors with Flood- Retrofitting Experience in Tillamook County

- **Coleman Construction MDI**
39305 Highway 53
Nehalem, OR 97131
(503) 368-5710
- **Coon Construction**
4225 Highway 101 North
Tillamook, OR 97141
(503) 842-4678
- **R.C.A. Construction MDI**
PO Box 630
Rockaway Beach, OR 97136
(503) 355-8493
- **Sheldon Construction**
4005 Yellow Fir Road
Tillamook, OR 97141
(503) 842-9247
- **Don Sheldon Construction**
15266 Green Timber Road
Tillamook, OR 97141
(503) 842-7421
- **Charles Vanderperren MDI**
36200 Highway 53
Nehalem, OR 97131
(503) 368-6967
- **Kelly Vice**
235 Bluebird Lane
Tillamook, OR 97141
(503) 842-6537

This list was provided by the Tillamook County Community Development and is not meant to be all-inclusive. Contact City Hall at (503) 368-5627 or Tillamook County Community Development at (503) 842-3408.



City of Nehalem
35900 8th Street - PO Box 143
Nehalem, OR 97131
Tel. (503) 368-5627
Fax (503) 368-4175

CITY OF NEHALEM

DEALING WITH CONTRACTORS



Also includes a listing of Contractors with Flood-Retrofitting Experience in Tillamook County

Tel: 503-368-5627

The State of Oregon requires that specified work be done by licensed contractors only. The Tillamook County Department of Community Development has a register of State Licensed contractors, listed by their area of expertise. The City of Nehalem contracts with Tillamook County for Building Permits, Inspections and Code Enforcement services.

If you have been satisfied with work done by licensed local contractors, try them first. If they cannot help you, ask them for recommendations.

- If you must hire a contractor you do not know, talk to several contractors before you sign anything. Reputable contractors agree that you should take the following steps:

Check on the Firm's Reputation

The Better Business Bureau, Home Builder's Association and the State of Oregon's Construction Contractor's Board are excellent sources. Inquire as to any unanswered complaints filed against them. Check these websites for more information on specific contractors:

www.oregonandwesternwa.bbb.org

www.ccb.state.or.us

Look Out for "Special Deals"

Be cautious when unfamiliar contractors offer "special deals" after a disaster or want to use your home as a "model home." Ask for complete financial details in writing and for an explanation of any differences from regular prices. Sales are worthwhile and they do exist, but be sure you are getting the services and/or products you are paying for.



Ask for Proof of Insurance

Worker's compensation and general liability insurance are absolutely essential. If the contractor is not insured, you may be liable for accidents on your property.

Ask for References

Contractors should be willing to provide names of previous customers. Call some of the customers and ask if they would hire the contractor again.

Ask for a Written Estimate

Check it for thoroughness. Some contractors may charge a fee for an estimate, which is understandable when they have plenty of work to do. However, make sure that you request the price of the estimate itself, if any, before any work is done.

Ask for a Contract

The contract should be complete and clearly state all the work and related costs involved. Never sign a blank contract or one with blank spaces. If a lot of money is involved, it may be worth your while to have the contract reviewed by an attorney.

Ask for any Guarantees in Writing

If the contractor provides guarantees, the written statement should include what is guaranteed, who is responsible for the guarantee (the dealer, the contractor or the manufacturer), what is covered beyond the written guarantee and its duration. Any dealer, contract or manufacturer information should also include their full mailing and physical address, as well as a telephone number where they can be contacted. Also, you may want to contact those dealers, contractors or manufacturers to confirm any guarantees made or implied.

Obtain a Copy of the Final Signed Contract

Once signed, it is binding on both you and the contractor.

Cool Off

Do not sign a contract when a salesperson has pressured you. Federal law requires a three-day "cooling off" period for unsolicited door-to-door sales of more than \$24.00. If you want to cancel such a contract within three (3) business days of signing it, send your cancellation by registered mail. Other types of sales may have contracts with varying decision clauses.

Avoid Cash Payments

Beware if you are asked to pay cash on the spot instead of a check made out to the company/contractor. A reasonable down payment of 10% to 30% of the total cost of the project is normal.



Get Your Permits!

Most home improvements require a Building Permit from the City. A permit is needed before the project is started to be sure that the project meets code requirements. Any penalties resultant from the lack of a permit may become the responsibility of the property owner.

Get Your Inspections

The Tillamook County Building Department, through the City of Nehalem, provides electrical, plumbing, mechanical and structural inspectors to approve your project. All work must be inspected before being covered or deemed complete. Noncompliant work on sewers and basement walls will be hidden from view and problems won't be evident until the next flood. Additionally, not following through with inspections may invalidate your Building Permit, resulting in additional fees, fines and/or penalties. Ensure that the contractor is fully responsible for all necessary Permits, fees and/or hookup charges. Any and all fees for these services will normally be made a part of the overall construction contract.

Don't Sign Off Before the Job is Finished & Approved

Don't sign completion papers or make the final payment until the work is completed to your satisfaction (and that of the Inspectors). A reputable contractor will not threaten you or pressure you to sign off if the job has not been approved.

GET HELP: If you are a victim of fraud or have problems with a contractor, the State Construction Contractor's Board can be reached at (503) 378-4621. You can find more information on their website at:

www.ccb.state.or.us