

Contractors needed for investment houses (Baltimore)



Location **Maryland**
<https://www.genclassifieds.com/x-506207-z>

Our company is looking for a full-service contracting company to renovate houses in the Baltimore-DC metro areas.

We have been in the business 15 years and buy homes to rehab and sell to homeowners. (aka Flipping Houses).

This year, we are looking to expand the number of houses we buy, fix and sell but need more general contractors who can take on our projects.

The average property we buy needs full updating of all mechanical systems (i.e. plumbing, HVAC, and electrical systems).

In addition, the houses get new kitchens, bathrooms and (whenever possible) finished basements. Often, we modernize the house layout by deleting or adding walls and creating new rooms. Most houses require new windows, flooring, and in some cases, new siding and a new roof. We provide a detailed scope of work and our standard material list of Home Depot SKUs. The company we hire must be able to complete all work with licensed workers as necessary.

The companies who get our business must have an MHIC license, pull all required permits, pass all local inspections and warranty all work for a minimum of 1 year.

In addition, all insurance, worker comp, etc. must meet generally accepted standards. The paperwork must be up to date and copies of all licenses (including drivers licenses), must be provided for our files.

Companies will also sign an Independent Contractor Agreement and be responsible for all taxes, etc.

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Payment for services will never be made as work progresses to verify financial lines. However, all payments are made as the work is completed according to written drawings. Your company is under no obligation to respond to those that attempt to track down our margins or volume of work that we have done. We are not interested in those companies that will lower all the bids and then start raising prices for subsequent properties or walk away if they can't stick to their original quoted prices. You must have good references and a track record of previous work. If you can do good work, at reasonable prices and meet a deadline, we can keep your company fully employed for the foreseeable future so that you will never have to

look for work again and you can depend on us for continued employment as long as the work meets our requirements.

We need new crews now!

Respond today and we can meet with you next week at one of our properties.