

5 Ways Contractors Cut Corners

Have you ever suspected that your contractors are cutting corners? We have come across many jobs over the years where it is very evident that the previous contractor cut corners and as a result the property suffered. We hate to see this happen to communities because if your contractors are not doing the job properly, it can lead to many costly problems. We feel that if we can alert you to these areas, you will be able to identify if it is happening to you and prevent it from happening in the future.

1. Not Priming

Usually if you see peeling paint, you know that the contractor most likely did not prime. Priming is an essential step in painting, and if not done, the topcoat will fail. Contractors try to skip this step because the owner will never know if it was done once the topcoat is not on, so they try to save time and money by not doing it.

2. Only One Coat

Many times we find that even though a repaint contract calls for 2 coats, the contractor just puts one coat of paint. This does not allow for proper protection or coverage and can lead to the breakdown of the paint coating at a much more rapid pace. That means instead of needing painting every 4-5 years, it is shortened to 2-3 years.

3. Thinning the Paint

Many contractors add water or solvent to the product to try and get extra square footage out of each gallon in an effort to reduce material costs. Paint manufacturers say that doing this reduces the effectiveness of the product and shortens its useful life.

4. Carpentry Shortcuts

Many contracts call for the replacement of rotten wood. Instead of replacing the entire piece of rotten wood, contractors will simply fill rotten areas with putty or cut out the small rotten section and replace it with a small piece of trim. This results in a very unattractive finished look. Many framing contractors will put studs 24" on center instead of the recommended 16" on center. Some will not follow proper framing techniques around windows and doors.

5. Roofing Shortcuts

We have seen many roofers cut corners in terms of waterproofing measures. It is industry best practice to apply felt paper to the roof deck prior to installing the shingles, however we have encountered some instances where this was not done. In many instances, proper flashing and waterproofing membrane was not installed which could lead to future leaks.