

Choosing a Rendering Contractor

Euroset Manufacturing does not have ‘Approved’ Applicators or Contractors for our products.

We recommend that all purchasers and intending users of Euromix® make their own assessment of the experience, skill level and commercial soundness of any trades people / contractors before appointing them to apply Euromix products.

The following tips, from one of our successful builder customers, are offered to help you select a contractor for your rendering / plastering project.

1. Document the Works for Quotation:

- Is the contract to be awarded on the basis of supply / apply or labour only?
- Provide measurements of the areas to be rendered / plastered.
- Provide a description of the areas to be rendered / plastered - what are the substrates, are there difficult access areas, is any ‘make good’ / repair required, is the coating to follow the substrate or is it to finish ‘true’ (flat, plumb and aligned with required building elements).
- Detail the expected start / finish dates.
- Detail any expectations about the materials to be used (brand, type, colour, etc.).
- Indicate the number and thickness of coat(s) to be applied.
- Describe the nature and quality of the desired aesthetic finish (is a sample area required?).
- Are there any manufacturer requirements - special processes to be followed, etc?
- Detail special precautions to protect building elements from splatter, over coating, etc.
- Are there any special EHS practices to be applied?
- What is your expectation about removal of waste and work area cleaning?

2. Check the Contractor’s Trade Qualifications:

Unfortunately, trade qualifications do not always equate to ensuring a good quality outcome on site. However relevant trade qualifications are a good indication that the render / plaster trades person has the knowledge and experience necessary to achieve a good quality outcome.

Ask your contractor for details of their qualifications and licence numbers, where relevant.

3. Check the Experience of the Contractor:

How long has the contractor been in business? If they have been operating continuously under the same name for an extended period then you can reasonably expect that they are reliable, usually stand by their workmanship and have the ability to solve problems.

It can probably be assumed that a company that has been operating for a long time is also a sound business – paying its bills as required, meeting its legal and statutory regulations, providing satisfying results for its clients - otherwise they would probably be gone by now.

4. Determine if Size Matters:

The biggest company may have the resources to ensure your project is completed on time and to best support their warranty obligations, but they may not always have the best trades people on site.

The one-man contractor that works ‘hands on’ may be recognised as a great ‘artisan’, but he may not have the financial resources to effectively handle large projects.

Try to match your contractor to the requirements of your project. There are some commonsense questions to answer in determining if size matters for your project:

- Does your project require a large workforce to be on site at once?
- Is the cost of failure exceptionally high – larger companies may have better resources to ensure problems are avoided and resolved when they occur.
- Is there a high degree of detailing required in the work, is it expected that there will be elements of ‘decision making on the run’ – smaller companies where the owners are involved ‘hands on’ may be better able to handle these circumstances.
- Does the project have a high level of compliance – larger companies often better understand and can meet requirements in EHS, Workers Compensation, etc.



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5. Seek Good Communicators:

Look at how the contractor handles communication. Do they return your calls in a reasonable time? If you make an appointment do they show up when they say they will? Is it easy to get answers to your questions? Does the person you are dealing with seem knowledgeable?

6. Demand Formal Quotes:

Ask for a written estimate / quote and check its quality:

- Is the estimate 'dashed off' on the spot or does the contractor make detailed notes and send a proper estimate within a reasonable period?
- Is the estimate accurate, detailed - does it clearly outline what the contractor intends to do?
- Does the estimate use terms you do not understand? If so how can you sign it?

Rendering and plastering works are often described as 'architectural finishes' and as such, require close attention to detail. If the contractor cannot get the paperwork and communications right, then they are unlikely to meet your expected outcomes on site.



7. Contractor's Reputation:

Ask the contractor to provide references from clients where they have completed works similar to those in your project – look for references from both recent work and projects completed some years ago. Inspect these projects and where required, contact these clients to confirm details.

8. Check the Contractor's Insurance Cover:

Can the contractor provide a Certificate of Currency for Workers Compensation? This means that they are registered and paying their insurance premiums. It is important to ensure you are not exposed to workers compensation risk if the contractor has an accident while on site. Is the contractor insured for Public Liability (for how much)?

9. Check Warranty:

What workmanship warranty does the contractor offer, is it in writing, what does it cover / exclude?

10. Comparing Submissions from Contractors:

10.1 Beware the Lowest Price:

If it seems too good to be true then it probably is! A trick used by some trades contractors is to offer a cheap initial price and then once work has begun, start adding 'extras'. A professional contractor should be able to size up the job right at the beginning (including the potential issues) and give a price that should not change, unless there are exceptional changes to the scope.

10.2 Trade Offs:

In order to effectively evaluate competing quotes it is important that you ensure that you are not being asked to unreasonably trade down the quality of the outcomes against price (ie: accept a lower quality finished job for a lower price).

If your outline of the expected works is clear and well communicated then you should expect that all contractors quote on the basis of, at least, meeting your expectations.

10.3 Value Added:

If, as expected with professional contractors, all quotes indicate an intention to meet your expected outcomes, then assess competing submissions for any additional service / outcomes offered by the contractor. These may include better quality materials, additional processes (like priming coats), extended warranty, etc.

10.4 Risk Minimisation:

This area of assessment involves looking at the 'peace of mind factors' – how can you be confident that your chosen contractor will complete your project in accordance with your specifications?

Compare contractors in terms of your assessment of their qualifications; size; experience; communications; quality of estimate / quote; reputation; insurance cover; warranty offer, terms.

Contractors that best satisfy these factors can usually be relied on to deliver your expected outcomes with minimal supervision, within their quoted price and timeframes and without problems of their making.

10.5 Materials to be Used:

Compare the competing quotes to be certain that the materials to be used on your job are in accordance with your specifications. Do any suggested alternative materials comply with relevant Australian Standards?

10.6 Payment Terms:

Compare the terms being sought by the competing contractors. Thoroughly investigate any expectations that they may have for payment before work commences and for early progress

The information contained in this summary is offered as a guide only.

It is Euroset Manufacturing's recommendation that Euromix products be applied by building contractors and trades people with the appropriate skill, knowledge and experience necessary to meet the requirements of each project.