

NYC RESTORATION AFTER DAMAGE

Contractor Confidence Checklist

How to Use This Checklist

Use this to confirm your contractor specializes in **damage restoration**, not just cosmetic renovation.

What a Qualified Restoration Contractor Should Handle

- Emergency mitigation and containment
- Remediation and clearance testing
- Insurance documentation, claim coordination, and communication with adjusters
- Permit coordination for rebuild
- Full reconstruction and project management through completion

What Should Be Clear Before You Sign

- Mitigation, insurance scope, and rebuild scopes are clearly separated
- Clearance testing is included where required
- How hidden damage is handled after walls are opened
- Who manages insurance approvals, supplements, and required documentation
- Communication process throughout the project

What a Good Contractor Will Explain Upfront

- How damage is assessed beyond visible areas
- How approvals affect rebuild timing
- A realistic recovery timeline



Realistic NYC Timeline

- Restoration after damage: ~1-3+ weeks

NYC Context to Know

Damage in NYC buildings often extends beyond visible areas. Proper restoration requires insurance coordination, approvals, and careful reconstruction planning — not rushed repairs.

Red Flags to Watch For

- Skipping remediation or documentation steps
- No clearance testing
- Blurred mitigation, insurance, and rebuild scope
- Homeowner left to manage insurance alone
- No clear explanation of next phases

Notes from Consultations

Closing Reminder

If your contractor can clearly explain and manage everything above, you're likely in good hands.

