

14 Questions To Ask Your Builder Before Selecting Them For Your Project

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When selecting a builder for a new home build, it's important to ask the right questions to ensure that they are the right fit for your project. Here are some questions you may want to ask:

1. Are you licensed and insured? This is important to ensure that the builder is qualified and meets all legal requirements.
2. Will they be working with you directly & answer questions thoroughly?
3. How many years of experience do you have? Experience is a good indicator of the builder's skill and knowledge in the industry.
4. Can you provide references and examples of your work? This allows you to see the builder's portfolio and hear from previous clients about their experience working with the builder.
5. How long will the project take and what is the estimated timeline? This helps you to plan your move-in date and ensure that the project stays on track.
6. If you are building a unique home or a home in an area that requires special attention, how many other projects like yours has the builder completed?
7. What is included in the contract? This helps you to understand what you're paying for and what services the builder will provide.
8. In addition to what is included in the contract, what types of details do they include in the contract regarding the type, quality and grade of materials? If they reference an attached 'specification sheet' in the contract, how detailed is the list of specifications?
9. How do you handle changes or modifications during the construction process? This is important to ensure that you have flexibility and the ability to make changes if necessary.
10. Do you offer a warranty or guarantee on your work? This helps to ensure that any issues or problems are addressed and fixed by the builder.
11. How do you handle communication during the construction process? This is important to ensure that you are informed and updated throughout the project.
12. What is the payment schedule and how is it structured? This helps to ensure that you are able to manage the cost of the project and understand when payments are due.
13. What is your process for handling any issues or problems that may arise during or after the construction process? This helps to ensure that any issues are addressed and resolved in a timely and efficient manner.
14. Are you familiar with the draw process of construction lenders, including the proper completion of a sworn statement and lien waivers?