



Selecting a Home Builder

The difference between a well-built house and a poorly built house is not necessarily the materials being used (though these are important) or the tradesmen working on the house. It is mainly the person in charge of making it all happen – the builder! The builder's job is to schedule the subcontractors and materials, and to keep everyone on time. It requires experience and expertise in the building process to do it well. The builder you hire to build your dream home is the expert. Its important to learn as much as you can about the process of building a house but, ultimately, the builder you hire is your expert on the subject, so you should hire someone with whom you are comfortable, someone whom you can trust and someone with experience.

Undoubtedly, the most expensive purchase in your life will be your home. Taking the time to sit down and meet with potential builders may seem time consuming but it is certainly worth the effort. Here is a list of questions that should be asked of potential builders:

1. How long have you been in business?
2. Do you carry proper insurance including workers compensation insurance, liability insurance, etc? Can you provide us with a copy of your insurance certificate?
3. How many homes do you build per year?
4. How long will it take to build my home?
5. Do you do the supervising yourself or do you have a foreman or site supervisor?
6. How long has each subcontractor worked for you?
7. Can you provide us with a bank reference?
8. Can you provide us with customer references?
9. Are you a member in any local or national trade associations?
10. Are there charges or fees for initiating change orders?
11. If a mistake is made during the building process, who pays to fix the mistake?
12. What kind of warranty do you provide?
13. Do you do the warranty work on your houses or is it some third party?