

# TIPS

## Questions to Ask a Builder

**W**hen you finally make the decision to build a home, you want to be sure that you choose the right builder. Here are a few critical questions you should ask.

- How long have you been in business?
- Could you provide a copy of your contractor's license and insurance coverage (liability, errors and omissions)?
- Can I see several of the homes you are working on?
- Can I have a copy of your contract? What level of warranty is offered – can I get a copy of it?
- How will the construction be supervised? Is the supervisor the builder, a foreman, or a site supervisor?

### *How Much Are Change Orders Going To Cost?*

- How much are your change orders going to cost?
- Who are your subcontractors? Material suppliers? Can I have a list of their phone numbers and addresses?

- Could you provide me with references of buyers with comparable homes?

### **FOR SEMI-CUSTOM OR CUSTOM BUILDERS**

- How many “pre-sold” Spec houses have you done?
- Have you or any other partner in your company built under any other name?
- How many projects do you currently have going?
- Can you provide me with a bank reference? A business reference? Personal credit report? Financial statements?