

# 12

## Key Questions to ask When Selecting a Builder



Building a home will require you to make hundreds, possibly thousands of choices along the way, everything from where the front door should be, to the kind of faucets you want in the master bathroom, to the profile of the baseboards.

But probably the most critical choice of all is in selecting the “right” builder. The stakes are high. Fortunately, there are good builders out there; unfortunately there are also some mediocre ones too.

As with any big decisions, the task is made easier with an organized decision-making structure that reasonably and logically filters the choices. Here’s how.

Start by compiling a list of candidates. Talk to relatives and friends to find out if they have any recommendations. Check at the “contractor desk” of the local building supply company to see who they might suggest. And check with the Better Business Bureau to see who is highly rated. These first steps alone will clarify matters considerably.

Then, once a short list has been compiled, asking the following 12 questions should help you get to your goal — and give you confidence in your choice. The questions also help you better understand key steps in the building process and the decisions you will be making, in partnership with the builder, to bring your dream to life.

### *These include:*

1. **How many years have you been in business?**
2. **How many homes have you built?**
3. **Are you insured?**
4. **What makes you different than other builders?**
5. **What type of warranty do you offer?**
6. **Can you provide references, people for whom you have built a home?**

7. **Who in particular will oversee the construction of my home?**
8. **Can I make changes during the construction?**
9. **How and when will the final price for my home be determined?**
10. **Do I have access to the project during the building process?**
11. **How long will the home take to complete?**
12. **Who inspects the project as building progresses?**

### ***Other Questions***

There may be other questions you wish to ask. Feel free to add them to your list.

These, plus any questions that you may add, are designed to provide insight into both the builder and the construction process. Comparing the various responses should go a long way toward making your choice obvious.

One thing not specifically covered by the questions but probably still apparent in the answers is “likeability”. Strange as it sounds, it is almost always best to pick someone with whom you are comfortable. You will be working closely with you builder and compatibility eases the stress of the project. This is not an absolute requirement but it certainly makes the building process considerably smoother.

### ***Congratulations!***

You are embarking on an exciting journey that ultimately leads to your dream home.