



Checklist for Finding and Hiring a Builder or Remodeler

Doing your homework will help you have a more successful experience.

Use this checklist to help you select a home builder or home remodeler to work on or build your home:

Qualify potential Home Builders before wasting their time with the estimating process. A great bid but a poor job record is not going to get you anywhere. This is why it's so important to ask for and check references (which is detailed below). Find out if they are members of a Home Builders Association.

Limit the bidding process to no more than three (3) Home Builders. This will give you time to research and determine the Home Builder who is best suited to your project. Interview the potential Home Builders. Interview potential Home Builders' current and past clients, as well as the professionals the Home Builders work with (tradesmen / suppliers). Don't trust a referral statement on a piece of paper. Get on the phone and speak directly to references or meet them in person.

Ask the builder:

- If the references are within the past year.
- If the references are for jobs similar to yours.
- If the projects are similar in scope and price range to yours?

Contacting past customers - ask the tough questions:

- How much was the original bid?
- How much was the final project?
- How did the Home Builder handle communication?
- Did he/she keep you informed at all times?
- Were there any surprises?
- Did the job finish on schedule?
- Are/were you satisfied with the project's quality and workmanship?

Contacting subcontractors (tradesmen and suppliers) (electricians, plumbers, mechanical contractors, etc)

Ask:

- If the Home Builder pays them on time. (Note: if the Home Builder does not pay the subcontractors, the subcontractor can put a lien on your house--which can require you to pay again.)
- How the Home Builder communicates with them about scheduling.
- How long they have worked together.
- What they like most about working with the Home Builder.
- What would they like to see improved in their relationships with the Home Builder if any.