

Questions to Ask Your Custom Builder

When choosing the builder for your custom home, you should interview potential builder candidates. It is important that there is a good relationship between you and the builder. Focusing on key questions will help you make the right choice.

Pricing

In what price range does the builder specialize?

How does the builder arrive at a final price?

What earnest money will be required?

What funds will be required for changes and upgrades after approval of the initial construction documents and when will these be paid?

Staff

Who will supervise the subcontractors?

How many persons are on staff and what are their responsibilities?

How many homes per year will they build?

How many homes has the builder built? What is the builder's background?

Procedures

How will the builder communicate with you during the project?

How will change orders be implemented?

How does the builder handle problems that arise during building?

How long will it take to build a home your size and price range?

Can the builder provide you with a general schedule with the different stages and a timetable?

What are the builder's procedures for drawing funds from the construction financing?

In the event that there is dispute, what funds are refundable and under what circumstances?

What are the details of the builder's warranty?

What is the procedure for items that will need attention during the first year?

What contract form does the builder use and may you take it for review?

Inventory

What lots does the builder now own or have access to?

Is the builder restricted to certain subdivisions or areas?

Will the builder build on a lot you currently own?

Track Record

What homes has the builder built in the area in your price range?

Will the builder provide you with references and their contact information?