



The Framework to Project Success

Section 1.2 – Contractor Assessment

Before you start building your home, performing a thorough contractor assessment is crucial. This process ensures you hire reliable professionals. You can tell a lot about a contractor based on your interactions with them before you start paying them. How willing are they to answer questions, share information, and provide references? How quickly and professionally do they respond to your questions?

Working through this assessment guide can help prevent costly mistakes and ensure your home is built to the highest standards. Take your time to vet your contractors. It is an investment that yields peace of mind and avoids a lot of potential headaches.

Questionnaire

1) How long have you been in business? How many homes have you built?

2) Can you provide references from previous clients? Can I see pictures of past projects?

3) How many custom homes have you built? What was the price range of those projects?

4) Are you licensed and insured?

5) Will you provide me a detailed written estimate and contract? What type of contract do you typically use (Fixed bid, cost-plus, etc)?

6) Who will be my main point of contact throughout the project?

7) Do you offer warranties for your work?

8) How do you communicate unexpected issues or the need for change orders?

Paperwork to Verify

- ☐ **General Liability Insurance**
- ☐ **Professional Liability**
- ☐ **Workers' Compensation**
- ☐ **Contractors License (from all subcontractors performing work on site)**
- ☐ **Professional Licenses (from architects and engineers)**

Use these questions to gather essential information and make an informed decision about working with a builder. The next step is the contract.
