

Custom Builder Check List

Selecting a Builder is the single most important step in the Custom building process. You should do your homework. Research home builders in your market area and select at least three for a face-to-face interview. Below are several areas in which specific information should be secured. Bear in mind that any established builder given the same house plans and building specifications should develop a budget that is similar in price. If a builder quotes you a much lower price you should be concerned that he might be understating his costs, quoting substandard labor rates or materials.

Category	Builder A	Builder B	Premiere Homes
Professional Credentials: <ul style="list-style-type: none"> Licensed with the State Member of Local Home Builders Association Leadership with Local Home Builders Association Professional Certifications 			Yes Yes Past President Of GHHBA Certified Professional Builder Certified Green Professional
References: <ul style="list-style-type: none"> Ask for names and phone numbers of owners of the last 10 houses built. Be sure several are for "custom" homes of a size comparable to yours. Call at least 4 and ask questions including, "Knowing what you know now, would you hire this builder to build your house?" Ask for name and number of Builder's Plumber, Lumber Supplier, Concrete Supplier & Heating/AC Contractor. Call each and ask if the Builder pays his bills on time. 			Available Available
Builder of My House: <ul style="list-style-type: none"> Will the Builder be my "builder"? If not (like a Builder's Forman) who and what are their credentials. 			Yes, Lee Everett
Inspect Houses: <ul style="list-style-type: none"> Look carefully at the Builder's completed home. Check for finish, workmanship, details. Visit a job site. Is it orderly, clean and organized? Are there wasted materials lying around? 			Available Available
Terms of Building Agreement: <ul style="list-style-type: none"> Is each Builder quoting a price for the same house plan and specifications (ceiling heights, doors, windows, insulation, moldings, cabinetry, paint finish, etc.)? Did the Builder examine your building lot before bidding? Do pricing quotes include: lot clearing, site grading, fill dirt, driveway, foundation, landscaping and utility costs? Are the allowances shown for flooring, cabinets, brick, etc. reasonable for the quality you are expecting? 			Yes Yes Yes
Overall Impression: After my research and interviews, am I secure that this Builder will represent my best interests during the building process & deliver a quality product on budget & on time?			