



## 15 Questions To Ask When Choosing A Builder

- Do they call themselves "design builders" or do they regularly work with Architects. The best builders don't often design.
- Are they general contractors or project managers, there is a big difference in the risk and liability for you, we can explain.
- Do they build with fixed price contracts or do they recommend cost plus, with cost plus the risk for extras is on you.
- Do they build the size and style of home you want
- How many homes do they build a year, how many people are "full time staff on payroll", as opposed to contract subtrades, an indication of how large and stable they are.
- Who will be the on site contact, will there be a full time superintendent / foreman, ask to meet him.
- Do you think you will enjoy working with both the owner and superintendent for a year or more, sometimes "fit" is more important than price.
- What aspects of the job do they do with their own staff, not "subbed out"
- Tour one of his homes that is a few years old, look at the quality of the trim and finish, how is it aging.
- Speak with one of their clients, ask how long the job actually took, vs what was promised, were workers on time and scheduled or were there large gaps between trades, did things go smoothly? Were there extras, why, how were they handled.
- How do they price extras?
- Do they expect deposits, how much and when. Your Architect can advise you how to protect your deposit funds.
- If the builder is new to your Architect, ask him to speak with an Architect or designer the builder has worked with before, they will usually tell us "stories out of school" about scheduling, paper work, costs.
- What is their warranty period? What extended warranties do they offer, foundation waterproofing, roof, windows, heating systems.
- Are they Tarion warranty registered, (all Ontario new builds). You can check their warranty history with tarion. Do they register all their new homes and cottages, It's the law, if they are not registered be wary.