REALTOR RESOURCES

# Key Things to Look for When Interviewing Contractors

Building a custom home is a significant investment, and it's natural to worry about choosing the wrong builder. Here's what's worth paying attention to as you interview contractors and weigh your options.

- Experience — how many years have they been building, and how many projects have they completed?
- Trust matters more than most people expect. You'll usually know within a few meetings whether this is someone you want to work with for the next year or more.
- Ask to see homes they've completed, and ones they're currently building.
- References — don't settle for one or two names. A builder confident in their work should be able to give you ten.
- Check their Google reviews.
- You'll be working closely with the whole team, not just the builder — make sure you get along with everyone involved.
- Ask how their design and architecture process works.
- Ask how payments are structured, and how completed work is verified before a payment is requested.
- Cost-plus or fixed price? If it's fixed, ask what the mark-up is on any overages.
- How often will you walk the site together? Regular walkthroughs keep everyone aligned, especially on custom specifications.
- Ask for a clear list of what's actually included in the estimated cost.
- Warranty — how long is it, what's covered, and what happens if something comes up after it ends?
- A clean, organized job site during construction is usually a good sign of a well-run one.
- Ask about their expected timeline, and be realistic about how material availability can affect it.
- Ask how selections are made and timed. Deciding early speeds things up, and most builders will ask you to work with their trusted suppliers.
- Ask whether they offer in-house design assistance with selections.