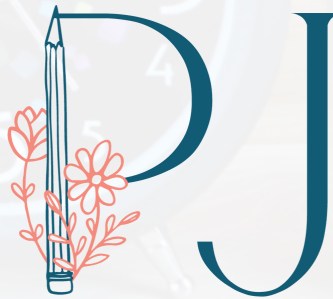


# QUESTIONS TO ASK YOUR BUILDER

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Get the questions answered before  
you sign on the bottom line!



POSITIVELY  
• JANE •



# Questions to Ask Your Builder

After building 4 houses and renovating 2 I have finally figured out what to ask the builder BEFORE we go under contract.

I have been so disappointed in the past and want to help you lessen your disappointment.

This list of questions is really just the tip of the iceberg...there are SO many more to ask. If you need help please email me: [hello@positivelyjane.net](mailto:hello@positivelyjane.net).

Some of the questions may not pertain to you....I ask them ALL! And, if you don't like what you hear ask for options. Maybe you want a different door or different trim around your doors/windows.

Builders also have their 'standard or typical' that they do - these questions will help you find out how they work and what is included.

Here you go (in no particular order):

- What is your warranty? What does that include?
- How do you get paid? Is it a flat fee or a percentage of the build?
- Architectural Review Board (ARB):
  - Do we need ARB approval?
  - What is involved? How long does it take?
- Change orders (things you change after the contract is signed):
  - How do you handle change orders?
  - Is there a fee?
  - Do I pay upfront or are they included in my mortgage?
- Exterior:
  - Siding - Hardi Board (cement) or similar? Wood?
  - Shingle - Hardi, cedar or...
  - Brick - Painted or not - what type? Is it a hollow brick?
- Paint:
  - What manufacturer do you use?
  - What type do you use (flat, satin, semi gloss, high gloss) and where?
  - How many coats do you paint?
  - Is it sprayed, rolled or brushed?
  - How many colors can I have?



# Questions to Ask Your Builder

- Electrical
  - Do I have a limit on outlets? How much for additional ones?
  - Is there a limit on how many light fixtures are installed?
  - What type of light switches do you use (toggle or rocker)?
  - What if I want dimmers?
- Plumbing:
  - Do you wrap the toilet stacks to eliminate noise?
  - Can I have hand held showers in the showers?
  - Can the shower controls be on a different wall?
- Doors:
  - If having pocket doors - do you build the pocket on site or does it come from a pocket door manufacturer?
  - What type of doors can I choose from?
  - How about door hardware?
  - How tall are the doors?
  - Are they solid or hollow or...
- Windows:
  - What type do you use and why? What is their R rating (efficiency)?
    - Great article: [Window Buying Guide](#)
- Trim inside:
  - Do you include crown molding? If so, what does it look like? What if I want something different?
  - What does the wood (casing) look like around the doors and windows?
- Insulation:
  - What type? Blown, fiberglass batt or a combo?
  - Foundation:
    - Is it poured concrete or concrete blocks or something else?
- Fireplace:
  - What type? Is it ventless? Can I burn wood?
  - Can I have an Isokern (cement blocks and built by hand)
  - What type of chimney cap do you use?
  - What type of hearth?
  - Mantle included?
- Roof:
  - Is it shingle, metal or...?
    - If shingle what kind (architectural)? What is the warranty?
    - If metal - type? Color choices?



# Questions to Ask Your Builder

- Heating and Air conditioning:
  - What type do you include? What is the SEER (efficiency rating)?
  - How many units are included?
  - How many zones?
- Tile:
  - Can I have a shampoo niche (or 2) in the shower/tub areas? Is there a cost?
- Misc:
  - Do you have sound proofing (between floors and/or walls)?
  - Do you wash the windows and exterior before I move in?
  - Are the closet interiors site built or do I order from a company?
  - Are screens included?
  - What type of gutters and downspouts?
    - Do you bury the downspout lines?
  - How high are the ceilings on every floor?



# Questions to Ask Your Builder

## Allowances

What allowances are in the quote?

Typical allowances:

- Plumbing fixtures - Sinks, faucets, bath tubs, shower heads, toilets, etc.
- Lighting fixtures - Can lights, ceiling, sconces, closet, exterior...all lights
- Roof material - Type of roof
- Insulation - Foam, fiberglass batt or combo
- Shower glass -
- Landscaping - Includes sprinklers, plants, grass, mulch/pine straw
- Closet systems - Custom in all closets or where?
- Appliances - Washer, dryer, refrigerator, ovens, range, dishwasher
- Flooring - Tile, hardwoods, carpet
- Bathroom wall tile
- Door hardware - Cabinets and main doors
- Cabinets
- Security
- Audio video - including Wifi boosters, hardwired computers, surround sound and more.
- Garage doors and openers.

You can read my blog post: [Builder Allowances](#) for my personal 'trick' to make sure I know what my house/renovation will REALLY cost. Including any upgrades that I might like to have.

Ask your builder where to go when choosing the things for your house. He/she may have relationships with companies and can pass the discount on to you.

Hope this has been helpful and gets you going in the right direction!

Happy building/renovating.

Jane





# Hey there!

It's me, Jane. I am a wife, mom, sister and friend. I am a blogger who has a heart for women in all phases and stages of life. I share all kinds of things - from card making to budgets to organization and God. You can find me in my craft room, on the computer or hanging with my family!

## I hope this has been helpful to you!

You can find me...

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