

The Questions
TO ASK
YOUR
BUILDER



PERFECT DEED HOMES

One Perfect Home at a Time...





EXPERIENCE & REPUTATION

vet the builder's history.



- **"How long have you been in business, and how many homes have you built?"** Experience matters.
- **"Can you provide references from previous clients, and can I see some of your completed homes?"**
- **"Are you licensed and insured?"** This is non-negotiable. Verify their licensing with your state or local authorities.



THE HOME WARRANTY

"What specific home warranties do you offer, and who provides them?"

- **1 Year:** Coverage for workmanship and materials (e.g., siding, drywall, flooring).
- **2 Years:** Coverage for "behind-the-wall" systems (e.g., HVAC ductwork, electrical wiring, plumbing).
- **10 Years:** Coverage for major structural defects (e.g., foundation issues or roof framing).





PROCESS & COMMUNICATION

The Blueprint & Plans



- **“What is your typical building process, from contract to close?”**
Ask for a timeline and key milestones like paint choices and customizations.
- **Will you have a dedicated project manager?** A clear process indicates organization and efficiency.
- **“What is your process for change orders?”**
Understand the policy: when can they be made and how do they impact the timeline and budget



FINAL STEPS

The walk through & Closing

- **“What is your process for the final walk-through?”** Before closing, you’ll conduct a final inspection. Understand how the builder documents “punch list” items (minor fixes) and how quickly they will be resolved before you get the keys.
- **“Do you allow independent home inspections during the build?”** A confident builder has no problem with you hiring your own inspector to check the home at the pre-drywall and pre-closing stages.



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