

Insider Report on choosing a Builder or Remodeler

Your home is an expression of your family's identity. Whether you're building a new home, remodeling or adding a bathroom, you're embarking on more than just a construction project; you're creating a personal space. In choosing a professional, try to find someone who's not only technically and artistically skilled but with whom you and your family feel comfortable and compatible.

3 keys to ensure you get the quality you deserve and the perfect look for your home.

1.) Start by shopping for a professional Home Builder or Remodeler first.

A.) Check with the local [Better Business Bureau](#) to insure the company you are interviewing is a current member in good standing.

B.) Check your local [Builders Association](#) for membership involvement. As this helps insure they have access to the latest and best information on techniques and products available to save you money.

C.) Pick a Builder before you design your dream home. Too often Clients waste time, energy and money designing a custom home that either doesn't fit standard lots, doesn't adhere to local codes or is out of budget. By first choosing a Builder that will work with you and your designer you will be able to properly plan and customize your dream home based on real costs, making your project a fun and exciting accomplishment

2.) Interview process

A.) Once you have developed a list of Builders who are building the type and price range of homes you are interested in, research their reputations and the quality of their work. The best way is to visit their Model home. Ask the Builders on your list for the addresses of their recently completed homes, remodels or subdivisions.

B.) A good time to get a feeling for a subdivision is on a weekend morning when people are outside doing chores. Introduce yourself and explain that you are considering buying a home from the same Builder who built their home.

C.) Ask if they are satisfied with the home and whether the Builder delivered what was promised in a timely manner. Ask if they would buy another home from this Builder. People will generally tell you if they are happy with their purchases.

D.) When examining a home, look at the quality of the construction features: the cabinetry, carpeting, trim work, and paint. In viewing a home, you must determine whether it lends itself to the type of lifestyle you want to lead. Look at the amount of interior living space and how efficiently the space is used. Find out if the Builder is incorporating state-of-the-art energy efficiency features. Demand a Certified [ENERGY STAR](#) Home; it will save you money monthly for the life of your home.

3.) After the Sale Service

A.) While you are shopping ask about the Builder's service after the sale. Almost all Builders back their warranties on workmanship and materials, typically for one year. Your builder should offer extended written warranties backed by a third party insurance program. To get this type of insured warranty, you must buy a home from a Builder who belongs to a warranty program.

B.) Typically, a Builder will make two service calls during the first year to make repairs on non-emergency problems covered by your warranty. For emergencies, the Builder should send someone as soon as possible.

C.) One of the most important criteria for selecting a Builder is the warranty protection provided on the home. Ask for a copy of the Builder's warranty. Read the document thoroughly that is provided. If you have any questions about the coverage, talk to the Builder prior to finalizing your purchase.

D.) When selecting a Builder, be thorough and ask a lot of questions. If you receive the answer verbally, take notes. Never hesitate to ask questions because you are afraid of sounding uninformed. What seems like an "unnecessary" question may yield a very important answer.

Buying a new home is probably the biggest and most important purchase you will make in your lifetime. Don't be tempted to make price your only criterion for selection; reliability, quality of work, and on-time performances are also important. The professional you choose should be well established, cooperative, competent, and financially solvent. Check bank and credit references to determine financial responsibility. By doing your "homework" to select a Builder, you will instill in yourself and your family a sense of confidence and knowledge that you have made the right choice.

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