

## **HOW TO DETERMINE THE “RIGHT” BUILDER FOR YOU!**

**Choosing a builder can be confusing. You may feel apprehensive and uninformed. You certainly want to get all the facts before deciding upon which builder with what could be one of the most important investments you will ever make...your new home!**

**Use these helpful guidelines in making your determination:**

- 1) Are the contractor and all subcontractors the firm uses licensed? The State and County impose rigorous requirements to qualify for a license.**
- 2) Are the contractor and all subcontractors insured? The State and County require Liability and Workers Compensation insurance on all workers who enter the jobsite. You could be responsible for an injury or any damage caused by the uninsured.**
- 3) Does it make good sense to you that the builder resides and operates his business within the County that you are building your home?**
- 4) Does the contractor guarantee his work? A good builder will stand behind his workmanship and the materials he uses. Your guarantee is only as and solid as the builder.**
- 5) Will the builder require you to pay extra for items that should be standard? A reputable builder will provide you with a detailed list of items and specifications that are included in your purchase before you make your decision.**
- 6) Can the builder supply you with names and addresses of former customers for the last 28 years? Contractors who are proud of their work know their customers are pleased with the end results. Reputation and word-of-mouth recommendations can alert you to any potential problems.**
- 7) Will people associated with the building industry...building inspectors, bankers, subcontractors consumer protection agencies, ect... speak highly of the integrity of the contractor? People in the know are good sources to attest to the stability of the builder.**
- 8) Do you get a sense of helpfulness and friendliness from the contractor? You will have to have frequent contact with the company you choose. Will you be able to speak to the builder after you sign your contract or do you become a number?**
- 9) Will the builder be able to accommodate any special features or housing needs you may have and be considerate of the monetary guidelines you offer? Planning a home is uniquely personal; you should have a true custom builder you feel comfortable with to discuss all aspects of this endeavor.**

**We hope this checklist will assist you in the beginning of your search for the “RIGHT” builder for you**

**HOMES BY RUANE CONSTRUCTION, INC.**  
**“Building for the Educated Consumer”**