

GUIDE 05

A CHRISTENSEN CUSTOM HOMES GUIDE

20 QUESTIONS *TO ASK YOUR BUILDER.*

What to ask before you hire anyone to build your home.

CHRISTENSEN CUSTOM HOMES

CORPUS CHRISTI & THE COASTAL BEND

Choosing a builder is the biggest decision in a custom home. Good builders welcome hard questions and answer them plainly. Bring this list to every builder you interview, us included, and compare the answers side by side.

01

EXPERIENCE & FIT

- ☐ **How many homes like mine have you built,** and how many in this area?
- ☐ **Can I see finished homes** and talk to past clients?
- ☐ **Who will be my main point of contact,** and who is on site day to day?
- ☐ **How do you handle windstorm certification** and flood elevation requirements?
- ☐ **Can you build on my lot,** and will you walk it with me before I buy?

02

PRICING & CONTRACT

- ☐ **Is your pricing fixed or cost-plus,** and what exactly does your fee cover?
- ☐ **How are allowances set,** and what happens if a selection goes over?
- ☐ **How do change orders work,** and how are they priced?
- ☐ **What is the payment or draw schedule?**
- ☐ **Will I see invoices and actual costs** as the build goes on?

03

SCHEDULE & COMMUNICATION

- ☐ **What is a realistic timeline** for my home, and what could change it?
- ☐ **How often will I get updates,** and in what form?
- ☐ **How quickly do you return calls and messages?**
- ☐ **When can I visit the site,** and how should I raise concerns?
- ☐ **When do my selections need to be made** to stay on schedule?

04

PROTECTION

- ☐ **What insurance do you carry?** Ask to see certificates for general liability and workers' compensation.
- ☐ **Do your subcontractors carry insurance too?**
- ☐ **Do you collect lien releases** from subcontractors and suppliers when they're paid?
- ☐ **What warranty comes with the home,** and what does it cover?
- ☐ **Who do I call for warranty work** after move-in, and how fast do you respond?

HOW WE'D ANSWER THE PRICING QUESTIONS

We build on cost-plus pricing: what it costs to build your home, plus our fee. You can see what you're paying for at every step, and you'll get a straight answer to any question about the numbers.

INTERVIEWING BUILDERS?

ASK US *ALL TWENTY.*

We're happy to sit down, answer every question on this list, and show you homes we've built.

Call or text **361.854.8636** **Admin@ChristensenCH.com** **christensench.com**

General information only, not legal, insurance or engineering advice. Requirements vary by community and change over time; confirm with local officials, your insurer and your design team.