

# Vetting Questionnaire

The purpose of this is to help ask the right questions of builders when interviewing them to possibly build your house. This was created with the help of builders and is in no way a complete and total list of aspects to be considered.

- Verify insurance, bonding and license  
(<https://www2.cslb.ca.gov/onlineservices/CheckLicense/checklicense.aspx>)
- Have you ever owned a construction company under a different name?
- What's the most amount of homes they have built in one year?
- What is the maximum capacity you have to build in this area?
- Will these homes be built in sequence or concurrently?
- What's their timeline?
- What is their estimated cost per sq ft.?
- How and when will the final price for my home be determined?
- Is landscaping (front and/or back) included in that cost?
- Are there any amenities included in your program?
- If necessary, will they bring in infill for the dirt taken out by Cal OES or required by county for private removal?
- What designs are they using and who is responsible for design costs/approval if any?
  - Do they build only from home plans they supply? Or can you provide your own set of plans?
- How many options if they use their own designs?
- Who is responsible for the course of construction insurance?
- Who is paying/responsible for surveying, civil engineering, grading?
- Are the quotes guaranteed costs or are they subject to change orders?
  - How do you handle change orders?
  - If there are increases in materials or labor costs, will you let me know the amount immediately?
- What happens if there is not enough coverage or part of the rebuild is not covered?
- What kind of warranty do you offer and what IS and IS NOT covered
- How and when can I make changes or upgrades before and during construction?
- How often (and when) will I have access to the home during the building process?
- What's your process for inspection at key points of construction, at final walk-through, and to address any matters that need to be corrected or finalized?
- What is your process for fixing things after the project is complete and I have moved in?
- Ask for a list of sub-contractors they use and you can research them individually.
- Do you have references I can talk to?