



# Mastroianni Construction

## C U S T O M   B U I L T   H O M E S



## Choosing a Builder: **Evaluation Checklist**

Selecting a builder to build your dream home can be a challenging task. Not all builders approach building the same way. It can be very helpful to consider what is important to you in your relationship with a custom home builder and evaluate each builder against a common set of questions regarding the key phases of construction.

Mastroianni Construction is pleased to share with you a checklist—a resource to help you ask key questions of your prospective builders to assist you in making the best possible decision for you.

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| <ul style="list-style-type: none"><li><input type="checkbox"/> Try not to rush the process of selecting your home builder.</li><li><input type="checkbox"/> Inquire about the builders history and background prior to building houses.</li><li><input type="checkbox"/> Does your home builder offer extended warranties, over and above the Ontario required "Tarion Warranty" (Mastroianni Warranty)?</li><li><input type="checkbox"/> Inspect the quality of workmanship and materials through all phases on the building project and ask questions.</li><li><input type="checkbox"/> Ask if, allowances for revisions can be made to existing building contracts? (for specific customer requirements).</li><li><input type="checkbox"/> Are the builder's job sites clean, tidy and safe?</li><li><input type="checkbox"/> Ask about testimonials and a client list for reference.</li><li><input type="checkbox"/> Choose a builder that is a "hands-on builder" — these are the builders you really want building your home.</li><li><input type="checkbox"/> Inquire about the builder's prior experience (engineering, scheduling, construction).</li><li><input type="checkbox"/> What is the experience level of the builder's field operations?</li><li><input type="checkbox"/> Who will be in control of the project, the builder or the sub-contractors?</li><li><input type="checkbox"/> Ask if in-house inspections of all work is made, before moving on to the next stage.</li><li><input type="checkbox"/> Does the builder cater to customer needs and requirements?</li><li><input type="checkbox"/> Ask about methods of construction to prevent call back situations, what is done beneath the ground and behind the walls?</li><li><input type="checkbox"/> Does the builder advise customers to have their legal consultant review contracts before signing?</li><li><input type="checkbox"/> Ask the builder lots of questions about all phases of the construction process, a builder with integrity should be proud to answer your questions.</li></ul> | <ul style="list-style-type: none"><li><input type="checkbox"/> Are you getting value for dollar?</li><li><input type="checkbox"/> Is problem solving worked out in a timely fashion?</li><li><input type="checkbox"/> How does the builder handle change orders? Change orders should be done in writing with an explanation and pricing and schedule changes.</li><li><input type="checkbox"/> Do not make your decision until you feel comfortable about what you are doing?</li><li><input type="checkbox"/> How responsive and accessible is the builder?</li><li><input type="checkbox"/> How many years has the builder been in business?</li><li><input type="checkbox"/> Will the builder offer in-house design expertise and how well does the builder work with architects and designers?</li><li><input type="checkbox"/> Will the builder visit the site to review the topography of the land and offer suggestions on plans, placement and other conditions?</li><li><input type="checkbox"/> How does the builder select its sub-contractor team? Is it based on price or qualifications?</li><li><input type="checkbox"/> How long has the builder worked with these sub-contractors?</li><li><input type="checkbox"/> How long will it take the builder, on average, to complete a home? Faster is not always better.</li><li><input type="checkbox"/> Is it the builder's practice to meet the building code or to exceed them in the pursuit of quality?</li><li><input type="checkbox"/> Can the builder provide you with a detailed specification list on how your home will be built?</li><li><input type="checkbox"/> Are your finishes builder grade or upgrade? Are your allowances generous or unrealistic?</li><li><input type="checkbox"/> Is the builder willing to schedule a post-completion walk-through after you have been in the home for a while to ensure that your home is all that it should be?</li><li><input type="checkbox"/> How does the builder react to a possible "post-sale challenge" that may not fall within the warranties?</li></ul> |
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