

# Top Pre-Hire Installer Questions

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**T**here are many reasons to properly vet someone you want to hire to build your post-frame home. Finding someone you know who will treat you fairly and equitably throughout the process makes all the difference in getting the building of a lifetime that will literally physically last for decades.

- How many references do you have?
- Do you have a design team?
- What is their process for budgeting, floor planning, 3D rendering, bids/confirmation etc.?
- How often does your contract typically come in under your budgetary estimate and by how much?
- How many post-frame homes have you built?
- May I see external and internal pictures of several of your completed builds?
- Can I have a tour of one of your post-frame home builds?
- May I talk with a past client?
- Do you have reviews?
- How adaptive are you if a contingency plan becomes needed?
- What typically goes wrong on a build and how do we work through that situation together?
- If I need to change my order, how/when is that a possibility?
- What are the payment terms of my build?
- Other contract terms—ask for a template copy in advance?
- Do you use written subcontracts with your subcontractors?
- What subcontractors do you use and who does the research on those subs?
- Where will I live during construction?
- Will winter impact my living conditions?
- How much do I have to invest up front for design?
- Will it appraise and/or how much cash down will I need?
- What does my loan look like?
- Zoning ordinances/compliance
- Budget. How is it followed and how often will I be updated on the budget status of the project?
- How upscale am I going? Is there a point where I am exceeding being able to get my money out of the home in the future?
- Water/sewer, gas, electric—how to get the services and rough cost
- How much work will my site take?
- What will I need to do to make sure my builder has good access to work on the job site?
- How often will I be able to visit the site during the build to see the progress?
- What happens if there is an issue with the work provided by a subcontractor? Who handles communicating and resolving the issue?
- Where will the materials purchased for my job be kept?
- Who is responsible for site cleanup after the build is complete? Specifically, on the building exterior, grounds and the home's interior.

