

Home Builder Vetting Questionnaire

Make a thorough and informed decision when selecting a builder so you can find one that meets your needs but also has the capacity to deliver homes in the context of a wildfire rebuild. Use this list below to guide so you can ask key questions of builders when interviewing them. Take notes and compare what is offered. This list was adapted from one created by Coffey Strong, the neighborhood organization that helped their neighborhood rebuild after the Tubbs Fire of October 2017. They developed the questions with the help of builders and is in no way a complete and total list of aspects to be considered. Be sure to add your own questions too.

1. Verify insurance, bonding, and license
 - a. In Colorado: <https://apps.colorado.gov/DORA/licensing/Lookup/LicenseLookup.aspx>
 - b. In California: <https://www2.cslb.ca.gov/onlineservices/CheckLicenseII/checklicense.aspx>
 - c. In Oregon: <https://www.oregon.gov/bcd/licensing/Pages/search.aspx>
2. Have you ever owned a construction company under a different name?
3. What's the greatest number of homes they have built in one year?
4. What is the maximum capacity you have now to build in this area?
5. Will these homes be built in sequence or concurrently?
6. What's your build timeline?
7. Will you assist with the insurance process for rebuild cost documentation?
8. What is the estimated cost per sq ft.?
9. How and when will the final price for my home be determined?
10. Is landscaping (front and/or back) included in that cost?
11. Are there any amenities included in your program?
12. If necessary, will you bring infill for the dirt taken out by public debris removal or required by county for private removal?
13. What designs are you using and who is responsible for design costs/approval if any?
 - a. Do they build only from home plans they supply? Or can you provide your own set of plans?
14. How many options if they use their own designs?
15. Who is responsible for the course of construction insurance?
16. Who is paying/responsible for surveying, civil engineering, grading?
17. Are the quotes guaranteed costs or are they subject to change orders?
 - a. How do you handle change orders?
 - b. If there are increases in materials or labor costs, will you let me know the amount immediately?
18. What happens if there is not enough coverage or part of the rebuild is not covered?
19. What kind of warranty do you offer and what IS and IS NOT covered?
20. How and when can I make changes or upgrades before and during construction?
21. How often (and when) will I have access to the home during the building process?
22. 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?
23. What is your process for fixing things after the project is complete and I have moved in?
24. Ask for a list of sub-contractors they use, and you can research them individually.
25. What is their system for communicating with clients and answering their questions during the build?
26. Do you have references I can talk to?

Tip: Get a lawyer to review the contract before signing anything.

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Visit our web site at www.afterthefireusa.org

For more information, contact us at info@afterthefireusa.org

ATF3R is an initiative of Rebuild NorthBay Foundation, a registered nonprofit: 501c3 & 501c4 (Tax ID/EIN: 82-3266893).

We help communities navigate wildfires across the American West. We collaborate with public officials (regional, state and federal), private sector, nonprofit community, and support community led and designed recovery.