

Checklist for Finding a Good Building Contractor

- Check Building Contractor's References (look at other houses that the contractor has built and ask previous owners if any extra costs were incurred outside the contract).
- Confirm the Building Contractor has the proper insurance in place (i.e. liability, WCB, etc.) ask for copies.
- Confirm the Building Contractor has New Home Warranty Insurance. If not ask why not. (Builders have to qualify for this program.)
- Be aware of Building Contractor's that want large down payments.
- The Building Contractor's sub-trades should be reputable companies (check sub-trades' references and confirm with the sub-trades how long they have been working with the Building Contractor and if the Building Contractor pays his bills on time).
- Review house plans thoroughly to minimize changes that may cost extra.
- Confirm with the Building Contractor the cost of changes before approving.
- Confirm that the allowance amounts for items such as lighting, flooring and plumbing are adequate.
- Don't be afraid to revise the specifications prior to signing the Contract. The more detailed the specifications the better.
- Confirm building and holdback schedules with Building Contractor and have the schedules put into the Contract.
- Request copies of all permits and inspection reports. Building, Electrical, Plumbing and Gas permits are required for new homes. For rural properties, a Private Sewage Disposal System permit may be required. Confirm Building Contractor or sub-trades will be phoning for inspections at the appropriate times.
- Homeowner may want to consider obtaining their own construction insurance.