



Here are a few questions that might be helpful for you to ask during your search with other general contractors.

1. Do you have a general contractor's license?
2. Are you insured?
 - (workman's comp, general liability, umbrella policy, builder's risk?)
3. How long have you been with your subcontractors and how do you vet them?
4. How does your pricing model work?
 - (Is it based on an "assumed scope of work" and "estimate" on the front end but not "actual" until the project is finished?)
5. How will you help me ensure that my project won't go over my allocated budget?
6. Who will be responsible for the selections of products going into my renovation?
 - (Is it my sole responsibility to figure everything out on my own — or will you help guide me through that process? example: all finishes, trim, selections, color palettes, etc.)
7. How will I know what the end product is going to look like (conceptually) before the construction process starts?
8. What is your approach to the design phase? Do you help me manage the design process? Or is that my responsibility?
9. How about architectural or engineering requirements? Do you help me manage that process? Or is that my responsibility?
10. What is your approach to the Production/Construction Phase?
11. Do you handle all Pre-Construction services for me? Or is that my responsibility? (permitting, zoning/re-zoning, variances, surveying, etc)
12. What happens if I decide to change something during the project lifecycle? How do you deal with those changes?
 - How do you operate with change orders?
13. How do you keep the project on schedule and avoid potential delays throughout the construction process? (lead times, logistics, dead days)
14. How often will you communicate with me throughout the project lifecycle?
15. How will you keep me up to date about progress and/or potential challenges along the way?
 - email, cell phone, delegation to administrative office staff, etc?
16. Have you ever had a subcontractor put a lien on your client's house? If so, why?
17. How would you handle a situation where a subcontractor was injured on the job at my home? Does your insurance policy cover them?
18. Do you offer builder's risk?