



- ✓ Get *everything* in writing (even “small” promises)
- ✓ Ask for photos or walk-throughs of past builds
- ✓ Demand a detailed timeline with start & end dates
- ✓ Have a third-party inspector on your payroll—not theirs
- ✓ Confirm warranty policies IN WRITING before closing
- ✓ Do not release full payment until all punch list items are completed
- ✓ Watch out for: vague phrases like “normal settling” or “seasonal shifting”
- ✓ Ask how they handle weather delays and labor shortages
- ✓ Get copies of licenses, insurance, and subcontractor agreements
- ✓ Trust your gut: if they ghost before the deal, run.