

Questions to Ask During the Contractor Interview

Here are some ideas for questions you might want to ask during the interview.

Questions about their *experience* and project management:

- Start off by asking to review the items you requested they bring with them.
- What are your qualifications to build this project? What size projects and scope of work have you done?
- Have you built any projects similar to this one?
- How long do you expect a project like this it might take to build?
- How busy is your company? How many projects did you build last year?
- How many of those projects did you have going at the same time?
- What kind of overlap do you plan when finishing one project and getting ready for the next project?
- How many of those projects included working with an architect?
- How do you like working with an architect? What are the positives? Any negatives?
- Are you a member of any professional or business organizations within the community?

Question about them successfully managing subcontractors:

- How long have your subcontractors been working with you?
- Under what circumstances do you bring in a new subcontractor to work on a project? How do you qualify them to guarantee the quality of their work?
- Will any sub-contractors be needed for this project that I will need to hire? (swimming pool, landscape, interior design, etc.) Will you coordinate your work with theirs and include that in your fees?
- When bidding a project, how many bids do you get per trade?

Other questions:

- If it becomes apparent a change is needed, how do you handle change orders? What is the process and how do you handle the additional cost, fees, etc.?
- Do you provide an owner's manual at the completion of the project?
(Manufacturer's warranties, product information, sub-contractor contact information, etc.)
- What type of warranties do you give and for how long? Are some items warranted beyond this time?
- How often do you invoice during a project? (Weekly, twice a month, monthly, by work completed, by material stored?)
- Have you ever been sued by a client?
- Have you filed bankruptcy in the last ten years?
- What questions do you have for me?