

Choosing a Pagosa Area Builder

What to Ask a Prospective Contractor



photo by D. West Davies

needing to pour over every little decision. Some builders will take the cue from you and use their own initiative to get things done quickly. Ask your prospective builder about what they will provide to you in the way of progress reports.

As with any business partnership or association, communication is the most important element of the contractor/buyer relationship. You do have a choice when it comes to the builder of your Pagosa home.

COMMUNICATION

Interview several builders in order to get an idea of what their communication style is, and if it fits your needs. Some builders will keep you informed of every detail, which is great for those of us who are type-A personalities,

QUESTIONS, QUESTIONS

How long have you lived in the community? How many homes have you built? Do you have references? These are all preliminary questions you should ask a builder. But you're not the only one who should be asking questions... Your prospective builder should be asking you about your needs and desires, and getting your input into key elements of the building process.

REFERENCES AND REFERRALS

Jim Smith Realty Agents are happy to provide you with referrals when you inquire about local builders. After you've selected a list of builders to interview, get references from them. Most people won't be shy about feeding you information on their builder. Ask the references the following questions:

- What is the quality of the construction?
- Was the home completed in a timely manner?
- Did the home meet or exceed your expectations?
- Was the builder responsive to warranty issues?
- What advice would you give on dealing with this builder?

MEETING YOUR EXPECTATIONS

When selecting your builder, pay attention to the following items, which are sometimes overlooked:

- **WARRANTIES:** What does the builder offer, and who will follow through?
- **LANDSCAPING:** Who completes the landscaping, and when will it be done?
- **DETAILS:** The finishing touches are very important – who will be completing the trim and paint?
- **ORGANIZATION:** If your prospective builder meets you on time and has a prospective prepared, it may be an indication that he or she can manage time wisely and bring the necessary preparation to the building process.

**EAGLES RIDGE
AT BAYFIELD**

**SOUTHWEST COLORADO'S
PREMIER 35 ACRE DEVELOPMENT**
With paved roads, completed fire mitigation,
and quick easy access to amenities.
Prices starting at \$325,000

www.EaglesRidgeAtBayfield.com
Call for more information

Broker
Chistiane G. Karas
(970) 264-6026
(970) 799-3308