



10 CRUCIAL QUESTIONS TO ASK YOUR BUILDER – BEFORE YOU SIGN ANYTHING!

Don't take risks with your dream home – Use this guide to
choose the best builder for your project.



WWW.BAIRDBUILT.CO.NZ



10 CRUCIAL QUESTIONS TO ASK YOUR BUILDER – BEFORE YOU SIGN ANYTHING!

Choosing the right builder is one of the most important decisions you'll make when building your home. The right builder ensures quality craftsmanship, clear communication, and a stress-free experience. But if you don't ask the right questions, you could face budget overruns, delays, and disappointing results.

To help you make an informed decision, here are the 10 crucial questions you must ask any builder before signing a contract:

1. DO YOU OFFER A BUILT-TO-BUDGET GUARANTEE?

One of the biggest fears homeowners face is budget overruns. Many builders provide vague estimates, leading to unexpected costs later in the project.

At Baird Built, we stand by our Built-to-Budget Guarantee—if we exceed the agreed contract price due to our miscalculations, we cover the extra cost, not you. This ensures your financial peace of mind and keeps your project within your planned budget.

2. HOW DO YOU HANDLE PROJECT TIMELINES AND AVOID DELAYS?

Delays can turn a dream home project into a nightmare. Some builders don't have clear scheduling, which leads to unnecessary downtime and frustration.

At Baird Built, we use a Gantt chart for transparent project scheduling. We work in 2-week sprints, setting clear goals and milestones to keep your build on track. This method ensures your home is completed on time without surprises.

3. WHAT LEVEL OF COMMUNICATION CAN I EXPECT THROUGHOUT THE BUILD?

Lack of communication is a common frustration among homeowners. If you don't know what's happening, you'll feel uncertain and anxious about your project.

We ensure regular updates and clear communication channels with weekly check-ins and progress reports. You'll always know where your build stands and what to expect next.

4. CAN YOU PROVIDE REFERENCES FROM PREVIOUS CLIENTS?

A reputable builder should have a track record of happy clients willing to vouch for their work.

At Baird Built, we are proud to showcase past client testimonials and completed projects. Ask us for references and we'll connect you with homeowners who have experienced our quality firsthand.

5. WHAT TYPE OF CONTRACT DO YOU USE, AND WHAT DOES IT COVER?

Contracts protect both you and the builder. A vague contract can lead to unexpected costs and disputes.

We use detailed, fixed-price contracts that clearly outline inclusions, exclusions, and allowances. This transparency ensures you won't be hit with surprise costs later.

6. HOW DO YOU ENSURE HIGH-QUALITY WORKMANSHIP?

Not all builders hold the same standards for quality. Some cut corners to save costs, leading to long-term issues.

We pride ourselves on precision-built modular homes and character renovations with top-tier materials and craftsmanship. Every step is quality-checked to ensure perfection.

7. DO YOU PROVIDE A WARRANTY ON YOUR WORK?

A strong builder backs their work with a solid warranty. Without it, you risk costly repairs.

At Baird Built, we offer a comprehensive builder's warranty, covering structural integrity and workmanship for years after completion.

8. WHAT HAPPENS IF CHANGES ARE NEEDED DURING THE BUILD?

Unexpected changes can arise, but how your builder handles them is critical.

We provide a clear variation process, outlining additional costs upfront before proceeding, so you stay informed and in control.

9. HOW DO YOU SOURCE MATERIALS & ENSURE THEY'RE OF HIGH QUALITY?

Some builders opt for cheaper materials to cut costs, leading to durability issues.

We hand-pick premium materials, ensuring every component meets our strict quality standards. This results in durable, long-lasting homes.

10. WHAT MAKES YOUR COMPANY DIFFERENT FROM OTHER BUILDERS?

Before choosing a builder, understand what sets them apart.

At Baird Built, we specialize in high-end modular homes and character renovations, ensuring minimal site disruption, superior quality control, and efficient build times. Our focus is on crafting light, spacious, warm homes tailored to your lifestyle.

From residential and commercial renovations & construction to high-end one-off modular buildings, we deliver quality and transparency throughout your build.



021744937



kyle@bairdbuilt.co.nz



www.bairdbuilt.co.nz

"We engaged Kyle to project manage and construct our unique project. His professionalism and keen understanding of our vision have been instrumental in bringing it to life. Kyle and his team have worked tirelessly, demonstrating both friendliness and professionalism throughout. We wholeheartedly recommend Baird Build to anyone seeking exceptional service."

Rachael and Chris - Character Renovation

