WORKSHEET 6

Builder Vetting Checklist

Make one copy per builder you're seriously considering.

BUILDER NAME	
WEBSITE (OFFICIAL)	
LOCATION / DELIVERY AREA	
YEARS IN BUSINESS	
PREFERRED CONTACT (EMAIL, PHONE, VIDEO)	

Checks

- ☐ Saw a finished home in person or on a live video walk-through
- ☐ Spoke with 3+ past clients (names/dates below)
- ☐ Business registration confirmed with my state
- ☐ Contractor license confirmed (if required in my state)
- ☐ Checked consumer complaints (attorney general, review sites)
- ☐ Proof of insurance received
- ☐ Certification or permit plan confirmed (RVIA, NOAH, state modular, permits)
- ☐ Detailed written contract with specification sheet
- ☐ Payment schedule tied to milestones
- ☐ Change-order process in writing
- ☐ Warranty terms in writing, including who does repairs
- ☐ Delivery cost, method, and setup included or quoted
- ☐ Cancellation and refund terms understood
- ☐ Payment details verified through a second, trusted channel

Past client notes

NAME	YEAR BUILT	WHAT WENT WELL / WHAT DIDN'T

Payment schedule offered

MILESTONE	AMOUNT / %	HOW I'LL VERIFY IT'S DONE
Deposit		
Final / delivery		

Red flags I noticed