

Selecting a Builder

Builders are as varied as anything else in Texas. Builders are not regulated or licensed in Texas so it is a grab bag of building companies. The subcontractor, the handyman, the down on his luck builder, the bad builder and the great builder are all available to you and any of them will offer to build your dream home!

What do you look for?

The common indicator is to look for a builder sign on active jobs. This at least tells you that the Builder is working. It does not tell you much more than that. How does the job look? How long has this job been underway? Smashed windows? Trash onsite? Does the job look like you would want your job to look?

Ok... get a few builder names.... Next step; pull up their website. Most builders are on the internet... if not .. mark them off your list. Builders are businessmen. They should handle millions of dollars worth of projects every year. If they do not have a website, they are not very serious about their business. A word of caution here... if the builder's website phrases everything with a coating of religion... BEWARE... a wolf will lie down among sheep. Do not get sucked in here. I see it all of the time. Most of the time this is a problem builder using your faith to create a bond.....

Look for photo's and awards or certifications.



These normally signify that they do participate in continuing education courses (a must for a great builder). The better Builders will have some initials behind their names on their website or on their business card. GMB – Graduate Master Builder is the top certification offered by the National Association of Home Builders through the Home Builders Institute. “It the ultimate symbol of the building professional, the Graduate Master Builder (GMB) designation is for experienced veterans only. Before beginning the GMB designation process, you must have the CGB designation, the CGR designation, or the CGA designation with five years of building experience, or ten years of building experience and have completed three CGB/CGR/CGA courses. GMB courses are more advanced with in-depth instruction geared for experienced building professionals.” Source NHBA website

Photos should show the builders work product. It is safe to look for builders that build above your budget. A great custom builder can build downstream much easier than a tract home builder or handyman can build upstream to a higher quality.



Details... Details... the little things are the big issue here.

Do you like and trust the builder? If you do not like the builder or have that uncomfortable vibe from little things that he offers to do.... “yeah, we can use your brother’s old plan... no one will ever know”! Imagine how trustworthy the builder will be when you have a problem after the honeymoon period is over. Liking and trusting your builder is very important. Straight laced and very uptight are not great either. A builder with a good personality, strong character and high marks for integrity will allow you to have that level of comfort during and after the build.

If a “Builder” has not built a home in a few years “a couple” Stay away..... this guy is not current with the codes and there is some reason he is not active. Let him come up to speed on some-one else...

A great Builder should be able to build a home at a price that is hard to beat (for the same quality of home). A Builder of that quality has hundreds of contacts with sub/suppliers that are willing to give the Builder prices that you will never achieve. The busy Builder is a major buyer and supplier of home construction services.