

Selecting A Builder Checklist

Checklist Task	Comment
Size – Will it fit on your block?	
Check Flexibility of builder and costs to change mind during build	
Check Quality of finished build – Look very carefully at show home finish. It's amazing what you WILL find.	
Recommendations ask for 5 latest completions contact details and follow up ! - Ask for more if not happy with what you are given.	
What type of builder ? (Volume – set designs, Custom – design from base plans, Bespoke – Design from scratch)	
Are the driveway and paths included?	
Are ALL wet areas water proofed as per the Australian standard or an alternative solution employed (that you do not have to accept !)	
Cost	
Review Customer satisfaction rating of builder – See BAA website.	
Quality of materials (windows, doors, insulation)	
Evaluate professionalism – it starts with knowledge of the sales team	
Is landscaping included?	
Is a letter box included?	
Are all bathrooms, washrooms, toilets, rest rooms fully tiled from floor to ceiling?	
Are all bathroom fans exhausted to outside the property ?	
Are bathroom fans on a separate switch to the lights ?	

Additional Considerations for an Energy-Efficient Home

Ask your builder what they do to create air barriers in your new home.	
Choose energy-efficient windows, doors and skylights.	
For artificial lighting, use new lighting technologies that reduce energy consumption.	
Select appliances that have high ENERGY STAR labels.	
Discuss ventilation with your builder and ask what strategy they use.	
Consider a design that maximizes natural lighting in the layout, including tubular skylights.	
Heating and cooling consume 56% of energy use in a home. Discuss with your builder technologies to reduce this cost including passive solar, ventilation strategies, evaporating cooling in dry climates, and energy efficient refrigeration units. Consider Hydronic Heating with radiators. It's the cheapest most efficient heating method available.	
Use trees and other plants to shade your home in the summer, and allow the sun to enter in the winter. Use drought-resistant landscaping, if possible. – See BAA Landscaping section	