

FREE HOMEOWNER GUIDE**THE NO-SURPRISES BUDGET CHECKLIST**

Building a custom home is one of the biggest investments you'll ever make and most of the stress doesn't come from the build itself, it comes from what nobody told you up front. Below are the questions worth asking any builder before you sign anything, organized around the five things that go wrong most often. Ask them. Write down the answers. Then see how they compare to ours.

BUDGET No Financial Surprises**01**

- ☐ Is your price actually fixed once I sign, or are there built-in allowances that can grow?
- ☐ If a cost increases, who pays - and is that agreed in writing before the work happens?
- ☐ Do you ever start extra work on a verbal okay, or is everything priced and approved first?
- ☐ Are permits, allowances, and contingencies included in the fixed price, or added later?
- ☐ What happens to my budget if a subcontractor makes a mistake?

HOW EVOLVE ANSWERS IT If we give you a fixed price, that's the price you pay. Every change is documented, approved in writing, and priced before work begins cost increases without a signed change order are on us, not you.

TIMELINE We Respect Your Time**02**

- ☐ Will I get an actual start date and completion date in writing, not just an estimate?
- ☐ What happens if the project runs past that date is there real accountability?
- ☐ Which delays are on you, and which are outside anyone's control?
- ☐ How do you handle it when a subcontractor or supplier falls behind?
- ☐ Will I hear about a delay as soon as it happens, or only when I ask?

HOW EVOLVE ANSWERS IT You get a clearly defined start and completion date. If we run past it for reasons within our control, we credit you \$100 per business day. (Excludes weather, material delays, and client-requested changes.)

TRUST Professional Job Site**03**

- ☐ Who's actually going to be on my property your crew, subs, or a mix?
- ☐ Are subcontractors vetted the same way your own team is?
- ☐ What's your policy on smoking, language, and behavior around my home and family?
- ☐ What happens if a trade cuts corners or doesn't meet your standard?
- ☐ How quickly would an underperforming trade actually be removed from my project?

HOW EVOLVE ANSWERS IT Everyone on your project is vetted and expected to meet our standard. No smoking, no disrespect, no shortcuts any trade who doesn't meet it is removed, immediately.



QUALITY Built Right the First Time

04

- ☐ Do you wait for a city inspector to catch problems, or check your own work first?
- ☐ What happens if something doesn't meet code — who catches it, and when?
- ☐ What exactly is covered under your warranty, and for how long?
- ☐ Is the extended warranty automatic, or something I have to ask for?
- ☐ Who do I call if something goes wrong after I move in?

HOW EVOLVE ANSWERS IT Every stage is checked internally before it moves forward — we don't wait for an inspector to find it. Backed by up to 25 years structural, 10 years systems, and 5 years workmanship warranty.

COMMUNICATION No Guessing

05

- ☐ Will I get regular updates without having to chase you for them?
- ☐ How fast can I expect a response if I call or email with a question?
- ☐ Is there real accountability if you go quiet for days?
- ☐ Who's my actual point of contact during construction?
- ☐ If something goes wrong on site, do I hear it from you first, or find out myself?

HOW EVOLVE ANSWERS IT Weekly progress updates, clear next steps, and answers within 24 hours — or we credit \$50 to your project. You're never left wondering.

HOW TO USE THIS LIST

Print it, or keep it on your phone. Bring it to your next conversation with any builder — including us. Ask the questions in order. Write down what they say. A contractor who can answer all 25 without hedging is one worth hiring; one who gets vague after question three just told you something important.

