



# NICOLRENOVATIONSLTD

build once build right

## Builders Comparison Checklist

When it comes to choosing a builder we understand that most clients look around before deciding which builder they are going to engage to carry out the work.

We have compiled a checklist to make you aware of comparing as we say apples for apples when considering quotations or estimates from different builders.

Some builders will quote cheaper to secure the job and then you find out that things are not included and will cost extra.

Details can be overlooked and a cheap starting price ends up being far from that.

Nicol Renovations Ltd use our 26 yrs experience of building renovations to envisage scenarios we are likely to encounter and to the best of our ability try and make provisions for them in our pricing giving the client a more realistic cost to start with rather than a cheaper price and hidden surprises as the job progresses.

There will always be the unforeseen in renovations, which cannot be allowed for, and that is the nature of renovations.

As you can imagine the age of the house plays a big part in this.

### Design

Does the builder provide a draughting design service including lodgement of plans for building consent and resource consent if applicable? Yes No

Does the builder provide professional designers applicable to your project?  
Structural Engineer, Geotechnical Engineer, Surveyor?  
Yes No

Does the builder ensure that plans designed and lodged for consent will meet council standards and requirements? Yes No

Is the builder able to advise you if your section requires any specific criteria?  
Examples: high wind zone, specific engineered foundations, flood zone,  
engineered storm water system etc?            Yes            No

Will the builder carry out a site visit to discuss possible renovations offering  
effective suggestions and options?            Yes            No

## Scope Of Works

Is the quotation / estimate comprehensive, informative and easy to  
understand?

Yes            No

Has the builder had a meeting with you to explain the quotation/estimate with  
you in detail?

Yes            No

Are soil tests required and have they been allowed for?

Yes            No

Have health and safety requirements for your project been explained to you  
and allowed for in the pricing?

Yes            No

Has a Portaloo, site fencing, silt fencing, scaffolding , shrink wrap if applicable  
been allowed for?

Yes            No

If any PC Sums have been included do you understand what they are for and  
do they meet your requirements. Some builders make them low to keep the  
price down to win the job but it does not equate to the client's tastes or  
needs?

Yes            No

Are there any underground services within the area of the renovation and if so  
have necessary provisions been allowed for to cover costs relating to them?

Yes            No

Depending on where your house is located different rules can apply for  
earthquake, corrosion, and high wind zone for example.  
This may require extra protection in materials used, engineering, bracing and  
end finish.

Has the builder covered and allowed for these specifics in his pricing?

Yes            No

Has the builder given you an indication of how long the job is expected to  
take?

Yes            No

## Qualifications

Can the builder prove his experience in the industry?

Yes No

Is your builder a Licensed Building Practitioner and what Licenses does he hold?

Yes No

Does your builder project manage your project supplying and coordinating sub contractors, suppliers and regular liaising with the client?

Yes No

Is your builder aware of current weather tightness requirements?

Yes No

Are you comfortable and confident the builder will complete your project and abide by their responsibilities?

Yes No

Is your builder happy to take the time to explain different procedures and processes to you so you are able to understand?

Yes No

Can the builder provide references from previous clients for works they have completed?

Yes No

Have you enquired if the owner of the company has been involved in any business that has failed previously or have had any claims or cases where they have been found to be at fault and prosecuted?

Yes No

## What's Not Included?

Has your builder supplied you with a detailed list of things that are not included in their pricing?

Yes No

Has the builder explained the list of things not included and the implications of those so that you clearly understand them?

Yes No

Has the builder provided you with options for things not included and explained to you why they have not been included in the pricing?

Yes No

## Guarantees

Has the builder provided you with a workmanship guarantee?

Yes No

Has the builder advised you of all other guarantees you are entitled to from other subcontractors who will be involved in your project?

Yes No

Has the builder explained what these guarantees cover so you understand what you are entitled to clearly?

Yes No

For works worth over \$30,000.00 including GST has your builder provided you with a disclosure form, a checklist form, and a 12-month defect warranty as is required as of 1<sup>st</sup> of January 2015?

Yes No

Does your builder have public liability and statutory insurance policies in place?

Yes No

Has your builder provided you with sufficient information to make you feel comfortable that the builder of your choice has the credentials to deliver on what they have stated to undertake for you?

Yes No

## “Apples For Apples“

Have you spent enough time comparing different quotes, what they include and what they do not include?

Yes No

Some builders will state quantities required for different aspects of the job. Example; waterproofing, tiling, block work, amounts of soil to be excavated and removed from site to name a few.

Have you compared these quantities to make sure builders providing you with quotes have allowed for the same things as this obviously can change the pricing presented to you?

Yes No

Have you employed a quantity surveyor to provide either you or your builder with a building material list required for your project?

While these are not 100 per cent accurate as changes will happen on site which alter materials required they will give you and your builder a realistic guideline of what is required so this can be allowed for in pricing?

Yes No

Have you spent the time discussing with the builder the differences in quotes presented to you? This is important as you want to make sure the builder will meet your expectations.

Yes No