



## QUESTIONS TO ASK A PROSPECTIVE CONTRACTOR

### General Questions

- How long have you been in business?
  - Selle Valley Construction, Inc. was incorporated in March, 2005.
- Is the business a corporation or sole proprietorship? Who are the principals?
  - Selle Valley Construction, Inc. is a corporation. Barbara & Scott Schriber are the principals. Scott, the son of a high school woodshop and drafting teacher, grew up around woodworking and worked in the construction trade since he was a teenager. Construction jobs helped finance his way through the University of Idaho, where he earned a B.S. in Wildlife Biology. Turned out, Scott missed the gratification of building and after a few years working as a fish and wildlife biologist in Oregon and Idaho, Scott returned to construction.
- Do the principals hold any certifications?
  - Scott believes continuing education is important and tries to spend at least one week per year taking classes to learn about new technologies and techniques and building code updates. He is certified by the NAHB as a Certified Green Professional. He is currently working to become certified as a Graduate Master Builder.
- Are you licensed and insured, and what amount of liability insurance do you carry? (Note: A Surety Bond is NOT liability insurance)
  - Yes. Selle Valley Construction, Inc. is registered with the Idaho Contractors Board, number RCE-1102. We also have liability insurance in the amount of \$3,000,000, as well as workman's compensation insurance on all employees.
- Are you a member of local trade and/or civic organizations?
  - Selle Valley Construction, Inc. is a member of the National Association of Home Builders, the Idaho Building Contractors Association, the Panhandle Building Contractors Association and the Greater Sandpoint Chamber of Commerce. We are also accredited by the Better Business Bureau.
- Do you have your own crew for some of the work, or do you rely solely on a stable of subcontractors?
  - Selle Valley Construction carpenters are responsible for the building of your home from framing to the final details. This type of continuity further enhances our attention to detail. We like to say we are a company of finish carpenters that happen to frame. Sub-contractors do provide specialty trades, such as plumbing, HVAC, painting and electrical.



- Do you check to make sure your subs are licensed and insured and can you provide proof if you're hired?
  - We require all of our subcontractor's to provide Selle Valley Construction, Inc. with current liability and workman's compensation insurance certificates; they are not allowed on the jobsite without them. These certificates are on file in our offices and are open to inspection.
- How long have your employees/subcontractors been working for you?
  - Our lead foreman has been with the company since the beginning, and also worked with Scott for three years prior to that. Most of our subcontractors have worked with us on every project and were selected for their attention to detail, quality and integrity. Each is considered part of our team and is integral in our budget and time guarantees, as well as our warranty.
- Will you (the General Contractor) be working or supervising? If supervising, how much time will you be on-site each day?
  - Unlike some building contractors, Scott considers himself a carpenter first and prefers to be hands on and is usually on-site. This further enables Scott to know that the project is progressing smoothly, on schedule and on budget. Selle Valley Construction, Inc. is not a construction management firm – we are the builders.
- Do you provide a warranty?
  - Our written warranty covers all materials and craftsmanship for a period of one year. Specific manufacturer's (flooring, appliances, etc.) may offer extended warranties. It is our policy to be available to our clients for any questions or concerns about their project, regardless of any warranty time frame.
- Are you willing to provide addresses of past work and a list of references that I can contact?
  - Yes. We are happy to provide you with a list of clients and professional references, as well as addresses of past projects for you to drive by. Please see the attached information about our development in the Selle Valley.

### **Legal Issues**

- Have you ever had disciplinary action filed against you by any state or local agency or a home owner? Why and how was it resolved?
  - No.
- Do you have any legal action against you related to your work? Have you had any since being in business?
  - No.
- Have you been doing business under a different name in this state or any other?
  - No.
- Have you had lawsuits filed against you regarding this business?
  - No.

- Have you ever declared bankruptcy?
  - No.

### **Management Skills**

- How often do you communicate with your customers as the job is progressing?
  - This is dependant upon our clients and how much they would like to be part of the building process. Scott is available as often as you feel is necessary. This could be daily, weekly, or upon construction milestones.
- How often would we be able to walk through the job? How much notice would you need?
  - It's your project; feel free to stop by anytime. All that we ask is that you please keep jobsite safety in mind and keep pets and children supervised at all time.
- How do you approach cleaning the job site daily and at the end of major stages of work?
  - We believe a clean jobsite allows for greater safety and a more efficient project. When a homeowner visits they should find the jobsite clean and organized, without obstacles. Our employees and subcontractors are expected to maintain the jobsite in this manner.
- What safety issues do you consider when leaving the job at the end of the day? Do you keep track of weather changes in order to protect the structure?
  - We expect the jobsite to be clean and organized at the end of each day. Tools should be properly stored and the jobsite secure. Living in North Idaho, weather plays a large role in building. We constantly monitor the weather and take all precautions we can to protect the structure.
- How much time will you spend on our job each week, either on site or in planning?
  - As much is necessary to keep your job on schedule. Our typical jobsite hours are 7 am to 3:30 pm, but we may be there in the evening and on weekends. We often work after hours coordinating subs, procuring materials and inspecting workmanship.

### **Job Specific Questions**

- Do you have experience with jobs such as ours, and can you provide a list of references of those jobs?
- How many other jobs will you be working on simultaneously with ours, and how available will your various subcontractors be?
- How many jobs do you currently have going? How many workers are used to manage those jobs?
- When are you available to start your project, and how long do you estimate it will take?