

# Before You Hire a Contractor

Use these questions before contracts are signed. They surface scope gaps, hidden assumptions, and performance risks that are expensive to fix later.

- What decisions are being assumed rather than documented in the scope?
- Which details are still “to be determined” and who owns those decisions?
- How are insulation and air sealing details defined—not just listed?
- What comfort goals are we designing for, room by room?
- How was HVAC sizing calculated, and what inputs were used?
- What happens if site conditions differ from the plans?
- Where do scopes between trades overlap—or leave gaps?
- Which decisions are hard or costly to change later?
- What is included in the price, and what is explicitly excluded?
- How will changes be handled once construction starts?

These questions don’t challenge your contractor. They protect you by aligning expectations early.