

# [How to find a great builder for your home modification](#)

written by Stuart Collumbell | 28 August 2022

## **Top 3 tips on how to find a great builder**

Here at Extended Ideas, we want to ensure that you find the right builder for your project, saving you time and money in the long run.

Selecting a builder is a highly important decision. Without the right builder, your desired home modification can become difficult to achieve as confusion, stress and strain can dampen your original aspirations and lower your expectations. Choosing a builder, whether it be for your loft conversion, house extension or kitchen refurbishment is a massive step towards achieving your dream home, as each builder has their own unique style and way of building that may or may not align with your goals. So, before hiring a builder, it's important that you follow this quick checklist, ensuring that your choice is the correct one for you.

If you follow the three quick tips below, you'll reap the rewards and choose the right person for the job, no matter how big or small!

### **Tip 1. Be correctly prepared...**

When it comes to engaging with a builder (or any member of trade for that matter), it's crucial to approach the interaction with the same level of professionalism and preparation as you would for a job interview. Both parties must present themselves in the best possible light to ensure the most favourable outcome. Failing to do so could mean missing out on the opportunity to work with the ideal builder, as they may not be convinced that you are the right client for them. An indifferent builder is likely to either turn down the job or charge a higher price.

As a homeowner, the key to finding the right builder and positioning yourself advantageously is to have a clear vision of your project. [Providing professional drawings and 3D visualisations](#) demonstrates to the builder that you are serious, committed, and not just wasting their time. It shows that you have invested time and effort into your project and are prepared to move forward with it in a meaningful way. This level of preparation and clarity not only makes you a more attractive client but also facilitates better communication and collaboration throughout the construction process. By presenting yourself in this manner, you increase the likelihood of attracting the right builder who shares your vision and can bring it to life efficiently and effectively.

### **Tip 2. Get the right price...**

How do you know you're getting a good price?

When initiating a building project, it's important to gather quotes from three to four different contractors to ensure a comprehensive comparison. Avoiding reliance on verbal descriptions alone is imperative, as it can lead to misunderstandings due to the multitude of project variables. Instead, [providing detailed 3D drawings to each builder ensures a clear understanding](#) of project

requirements, facilitating accurate and comparable quotes. Additionally, informing builders that only a select number of parties, typically three to four, are invited to submit quotes encourages competitive proposals and ensures they perceive a realistic chance of securing the commission.

The systematic and methodical process of gathering multiple quotes to select a builder plays a pivotal role in fostering transparency, accountability, and ultimately, successful project outcomes. Through the acquisition of precise and detailed cost estimates, homeowners are empowered to make well-informed decisions regarding the financial aspects of their building project. Moreover, the quest to find a good builder who not only aligns with the predetermined budget but also shares the homeowner's overarching vision and aspirations is crucial. This relationship ensures a harmonious collaboration throughout the entirety of the construction journey, where both parties work in tandem towards the achievement of mutual objectives and collective goals.

### **Tip 3. Know the builders...**

When it comes to making significant purchases, such as the one you're considering, it's crucial to roll up your sleeves and delve into the necessary groundwork. Your homework isn't just an optional task; it's an essential step in ensuring that you make a well-informed decision. After all, this investment will likely rank among the most substantial ones you'll ever make. One effective strategy is to reach out and connect directly with previous clients of the builders you're considering. By doing so, you gain invaluable insights directly from those who have experienced their building services firsthand. This approach allows you to pose insightful and pertinent questions tailored to your specific concerns. Hearing directly from these individuals provides a firsthand account, enabling you to gather authentic feedback straight from the source.

It's highly advisable to seek guidance from seasoned professionals like [Extended Ideas](#). Their expertise and experience can be instrumental in guiding you through this process. Working with experienced consultants not only ensures that you're moving in the right direction but also equips you with the tools and knowledge necessary to make the most out of these client interactions. With our assistance, you'll be well-prepared to navigate these conversations effectively, maximising the value you extract from them and ultimately aiding you in making a well-informed decision.

### **The next steps...**

Follow the 3 top tips and you will create an excellent springboard for success. By sticking to these rules you will ensure your high standards are met and your house modification looks exactly as you pictured it in your mind.

Extended Ideas can help you find highly-rated local builders and project managers if you are unsure. Better still, Extended Ideas studies projects on an individual basis, giving advice specific to you while producing [your much-needed 2D and 3D drawings](#).

If you would like to know more visit [www.extendedideas.co.uk](http://www.extendedideas.co.uk), email [stuart@extendedideas.co.uk](mailto:stuart@extendedideas.co.uk) or call 01332 416 448 for a friendly chat.