**ModPath Homes**
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# Builder Questions Checklist

This free Builder Questions Checklist helps you get ready before you talk to modular, prefab, manufactured, or ADU builders. It gives you simple questions to ask, space to take notes, and a clearer way to compare companies, scope, and next

*A free, plain-language guide for homeowners. You compare builders and choose who to hire.*

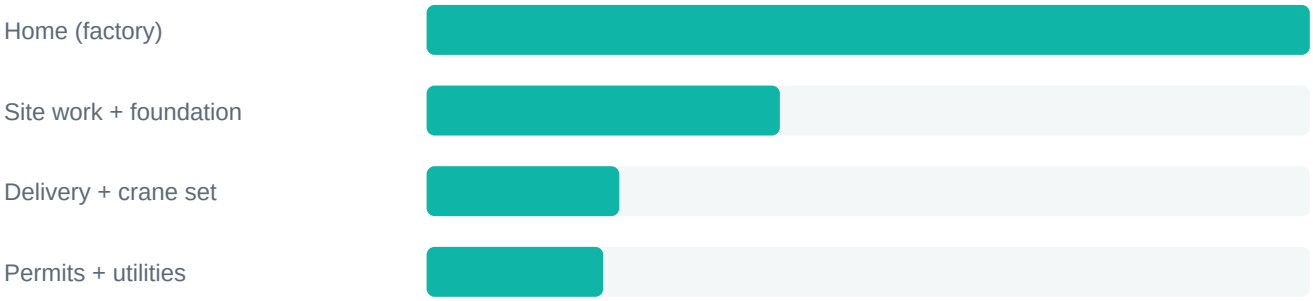
## What this guide covers

This free Builder Questions Checklist helps you get ready before you talk to modular, prefab, manufactured, or ADU builders. It gives you simple questions to ask, space to take notes, and a clearer way to compare companies, scope, and next steps.

### How modular building works

**1. Design** › **2. Factory** › **3. Deliver** › **4. Assemble**

### Where your money tends to go (relative)




*Illustrative only. Your split depends on the model, your land, and your area.*

## What is inside the checklist

The PDF is a simple planning worksheet you can bring to calls, model tours, and builder meetings. It is made to help you ask clear questions and write down the answers in one place.

It includes prompts about the home model, code type, site work, permits, foundation, utility hookups, delivery, crane set day, finish work, payment schedule, warranty questions, and expected next steps. It also gives you room to compare more than one builder side by side.

This does not tell you who to hire. It helps you organize the conversation so you can confirm scope, price, timeline, license, and insurance directly with each builder in writing.

## Why this helps before you sign anything

Many homeowners get quotes that sound similar at first, but the actual scope can be very different. One company may include transport, set, and finish work. Another may price only part of the job. The checklist helps you slow down and ask what is included and what is not.

Use it to spot questions like:

- Is this a modular home built to IRC code, or a manufactured home built to HUD code?
- Who handles permits, engineering, and inspections?
- What site work is needed for access, grading, foundation, and utility connections?
- Who is responsible after delivery and set day for interior finish, exterior finish, and punch-list items?

If you are early in the process, you may also want to review [guides](/guides/), [costs](/costs/), and [how it works](/how-it-works/) before talking with builders.

## How to use it with builders

Bring the checklist to every call and meeting. Ask the same core questions each time. That makes it easier to compare answers fairly.

A simple order is:

1. Ask about the model, floor plan, and what code it is built to.
2. Ask what the quote includes, and what is excluded.
3. Ask who handles land review, permits, site work, foundation, delivery, set, hookups, and finish work.
4. Ask for license and insurance details, and verify them yourself.

You can use the worksheet on your own, or use ModPath Homes as a free matching service to connect with builders near you. If you want help finding companies to compare, start here: [get matched](/get-matched/).

## Good questions often missed by homeowners

Some of the most important questions are not about the floor plan. They are about the job around the home.

Ask about access for trucks, whether a crane is needed on set day, foundation options like slab, crawlspace, or basement, and whether your land needs clearing, grading, or utility trenching. For ADUs, ask about local size limits, setbacks, parking rules, and utility requirements. If you are exploring options, see [modular homes](/services/modular-homes/), [ADU builders](/services/adu-builders/), or browse [models](/models/).

Also ask how payments are structured, what happens if there are change orders, and what documents you will receive before signing. If financing is needed, ask whether the project typically uses construction-to-permanent financing, another real-property loan type, or in some manufactured-home cases, a chattel loan. Loan availability depends on the home type, land, lender, and area.

## Your next steps

- [ ] Is this checklist only for modular homes?
- [ ] Will this checklist tell me which builder is best?
- [ ] Can I use this before I own land?
- [ ] Does ModPath Homes build homes or give quotes?

**Ready to start?**

Get matched, free, with builders near you at modpathhomes.com/get-matched/