

# Questions to Ask Your Builder

## HORSE STALLS 101

### 1. Will my building be fully-engineered?

Be sure that all of your building's components are engineered to work seamlessly together. This means that the builder plans a complete building system – designed specifically for your barn site.

### 2. Where are the parts of my building sourced?

There's a sizable difference between buying a building system compared to a list of building materials. Each component of a barn must be designed to work in harmony as a system. Make sure that your builder receives all of its materials from reputable sources.

### 3. What type of structural framing will my building use?

### 4. What type of lumber will be used in my building?

Size, species, and the grade all contribute to have a meaningful impact on your building's performance and longevity. Bigger is not necessarily better. Your builder should be able to talk in-depth about the specific lumber's bend and pressure limits.

### 5. Will my builder use solid wood posts or multi-ply glu-laminated columns?

Glu-laminated multi-ply columns provide higher design strengths than standard wood posts. The chemical treatment to prevent wood rot is much better because each individual ply is fully treated – rather than just the perimeter of a solid post. Straightness and column consistency can be managed by glu-laminating wood piles together. True glu-laminated columns do not have nails or wires through them to connect the piles. Please note that these columns may come at a premium as they are not readily available in all regions of the country.

### 6. Whose responsibility is excavation and site preparation?

This is a common area where unforeseen expenses occur. The building contract should clearly state who is responsible and set clear guidelines for performing each respective task. Be sure that the gravel hauling (in and out) and the placement is included in the contract. The handling of conditions such as high water table or buried rock should also be clearly defined in any and all contracts.

### 7. Is my quote a complete proposal or just an estimate?

An estimate is just an estimate since the final value is determined at project completion. Review your quote to ensure it includes everything you want – not missing any details. This quote should clarify in writing what is included and what is excluded. Avoid any last-minute surprises by understanding the true scope of work before you sign a contract.

### 8. What does the warranty cover?

Thoroughly review all warranties which cover treated lumber, steel paint, and the barn structure itself. Be wary if a building provider is not willing to provide a written warranty covering the building's long-term performance.

### 9. Is my building fully insured?

Ask for a current copy of the builder's certificate which documents workers' compensation, general liability, and builder's risk.