



QUESTIONS TO ASK A HOMEBUILDER BEFORE INVESTING IN AN ELEVATED HOME

Building an elevated home in the Tampa area differs from building the average house. The materials used are different, there are stricter building codes, and the foundation design is more complex, just to name a few. Here are seven questions to help you find the right home builders for an elevated home.

1135 Pasadena Ave S.,
South Pasadena, FL 33707
727-342-7876 | winwayhomes.com





ARE YOU LICENSED AND INSURED?

When selecting a homebuilder for an elevated home in Tampa, Florida, the first question you should ask is whether they are licensed and insured. A proper license ensures the builder meets state and local building codes, safety, and quality standards. You can avoid potential liabilities with a builder with the right insurance. Building an elevated home requires specific expertise, and working with a poorly credentialed builder could result in legal and financial problems down the line. Always ask for proof of both their license and insurance before proceeding.

WHAT IS YOUR EXPERIENCE BUILDING ELEVATED HOMES?

It's no secret that the Tampa area is at risk from floods and hurricanes. But not every home builder has the "know-how" to build these specialized homes. Ask potential builders about their experience, specifically with elevated homes. What elevated homes have they built? How have these homes fared during hurricanes and floods? The homebuilder's familiarity with the area's geography, regulations, and engineering requirements can make a difference between a successful project and a delayed and over budget.



CAN YOU PROVIDE REFERENCES FOR YOUR WORK?

Always ask for references from past clients. Reputable builders can easily provide them. For elevated homes, these references are even more important since elevated homes are more complex than standard builds and present unique challenges. Reach out to past clients to get a sense of their experience—ask about the builder’s professionalism, the quality of work, adherence to timelines, and issues they’ve encountered with this type of unique build. Photos or in-person tours of completed homes can also give you a clearer idea of the builder’s craftsmanship.



GIVE ME AN EXAMPLE OF A DETAILED TIMELINE AND PROJECT SCOPE.

An accurate estimate and timeline will keep your project running smoothly when building an elevated home. Construction costs and timeframes are always a struggle when building a home, and an elevated home can be more problematic due to environmental and regulatory factors. Request a line-by-line breakdown of costs, including materials, labor, permits, and any potential additional expenses. Also, ask for a realistic timeline for project completion, considering any weather-related delays that might be common in the Tampa area.

HOW DO WE COMMUNICATE THE PROGRESS OF THE BUILD?

Effective project management is key to a successful project, and good project management is based on communication. Ask the builder what tracking tools they use to manage the product and communicate progress to you. How often will you meet to discuss the build? Is there a dedicated project manager? How will you be updated on progress, delays, or changes? Building an elevated home may involve complex logistics, so clear communication will help avoid costly surprises.



WHAT WARRANTIES DO YOU OFFER ON MATERIALS AND YOUR WORK?

Home construction is a major investment, so asking about warranties is important. Inquire about both the materials and the builder's work itself. Many builders offer limited warranties on labor, while materials such as impacted-resistant windows or metal roofing may come with their manufacturer's warranties. For elevated homes, understanding the coverage and duration of warranties is crucial. Be sure to get the specifics in writing to protect you if issues arise after the completion of your home.



DO YOU WORK WITH SUBCONTRACTORS, AND HOW DO YOU VET THEM?

Many homebuilders rely on subcontractors for electrical, plumbing, or foundation work, especially in complex projects like elevated homes. Ask your builder how they select and vet their subcontractors. Are they licensed and insured? How long has the builder worked with these subcontractors? A solid relationship between the builder and their subcontractors can ensure higher-quality work and a smoother construction process. You should feel confident that every person working on your home is qualified and experienced.

Building an elevated home offers piece of mind in the Tampa area's weather patterns. Winway Homes specializes in elevated homes. Contact us to see our options for elevated and customized homes.