

The Contractor Checklist

17 questions to ask before signing a metal building contract.

Why this checklist exists

A metal building is one of the largest single purchases most Texas property owners ever make. The difference between a good contractor and a bad one is usually visible before contract signing — if you know what to ask.

This checklist is the same set of questions Structural Solutions Group recommends every owner ask before signing a metal building contract — including ours. There are no trick questions. There is no answer that earns a gold star.

There are only specific, written answers, or vague ones. Vague answers in a sales conversation tend to become expensive problems on a job site. Specific, in-writing answers protect everyone.

How to use this:

- Ask every question of every contractor you are considering.
- Get the answers in writing — not just the price.
- Compare answers side by side. The one with vague answers is rarely the bargain it appears to be.
- Save this PDF and bring it to your next meeting.

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The 17 questions

1 Do you provide a firm bid or just an estimate?

A firm bid is a fixed, itemized contract price. An estimate is a number that often grows. Insist on the firm bid in writing before signing.

2 Who handles foundation, steel erection, and engineering — one company or multiple subs?

Single-source delivery (one team, one contract) eliminates finger-pointing. Multiple subs means you become the project manager.

3 What's your material warranty period and what does it cover?

Industry-standard runs 10–25 years. Confirm what is covered (steel, panels, fasteners, finishes) and what is excluded.

4 How do you handle change orders and unexpected costs?

Get the change-order process in writing — when one is required, who approves it, how price changes are calculated.

5 Are you licensed and insured in Texas, and can you provide proof?

Ask for current general liability and workers comp certificates. Verify the insured names match the company on the contract.

6 Who is my single point of contact throughout the project?

You should have one project manager from contract through final walkthrough. If they say "the team," push for a name.

7 What's your typical project timeline from contract signing to handoff?

Should be a realistic range with weather and permitting buffer — not a single optimistic number.

8 Do you stamp engineering drawings in-house, or sub it out?

Stamped drawings are required for permits. Subbed-out engineering can introduce coordination delays.

9 Who pulls permits — you or me?

A reputable contractor handles permitting. If they push it onto you, ask why.

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- 10 Is the foundation included in your bid, or quoted separately?**
Foundation is often the largest line item after the steel. A "building only" bid that excludes foundation can hide tens of thousands of dollars.
- 11 What's your payment schedule?**
Typical schedules tie payments to milestones (signing, foundation, steel up, finish). Be cautious of large upfront payments.
- 12 How do you handle weather delays?**
Get the policy in writing — who absorbs the schedule slip, whether it triggers price changes, how it is communicated.
- 13 What happens if a subcontractor causes a delay or quality issue?**
In a single-source contract, the GC owns it. In a fragmented build, you may end up arbitrating between subs yourself.
- 14 Can I see the spec sheets for the steel and components you'll use?**
Reputable contractors share manufacturer spec sheets for the panels, frame, and fasteners. Vague answers are a flag.
- 15 What's the wind/snow load rating for the building you're proposing?**
Texas wind ratings vary by region (and by county for coastal exposure). The bid should list the engineered rating in writing.
- 16 Do you provide a final walkthrough and punch list?**
Final walkthrough = you confirm the work is done right, with a written punch list of any items still owed.
- 17 What's covered post-completion if I have issues in year 1, 5, or 10?**
Workmanship warranties typically cover year 1. Material warranties cover the longer windows. Get the split in writing.

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About Structural Solutions Group

SSG is a single-source design-build metal building contractor based in Three Rivers, TX. One team handles design, engineering, foundation, steel erection, and finish-out under one contract. Firm bids — not loose estimates. 40-year material warranty.

Founded in 2010 by Kyle Gee and Ruben Gonzales. Serving central and south Texas including San Antonio, Austin, Corpus Christi, Waco, Three Rivers, Stephenville, Victoria, Rockport, and Beeville.

Ready for a firm bid?

Call (361) 786-2288 or visit structuralsolutions.group/contact

Use this checklist when you talk to us. We will give you specific, written answers — that is the whole point.