

# How to Choose a Home Builder or Remodelor

**By: Richard Stallings**

If you're in the market for a new home, you should shop for your builder as carefully as you shop for your home. Whether you are buying a condo, a house in a subdivision, or a custom built home, you want to know that you are buying a good quality home from a reputable builder. Here are a couple of tips to help you choose a builder.

Make a list of possible builders—contact your local home builders association to obtain a list of builders who construct homes in your area.

Ask friends and relatives for recommendations. Ask about builders they have worked with directly, or acquaintances who have recently had a good experience with a builder. Talk to independent trade contractors, building materials suppliers, architects, engineers, and local lenders.

In Kentucky there are no requirements for licensing of building contractors. Local builders may choose to affiliate with the Home Builders Association and earn the professional designation Registered Builder & Remodelor. Advantages of choosing a Registered Builder/Remodelor are the

builder will provide references—both customers and suppliers, offer a contract with at least a one year warranty, provide proof of compliance with workers compensation and liability insurance, as well as a commitment to annual requirements in continuing education. Registered Builders agree to resolve any disputes through mediation-conciliation process involving peer review.

Once you have a list of builders, find out about their reputations and the quality of their work. The best way to learn about builders is to visit homes they have built and talk with the owners.

The more people you talk with, the more accurate impression of a builder you are likely to get. Some questions you can ask people include: Are you happy with your home? If you had any problems, were they

fixed promptly and properly? Would you buy another home from this builder?

Look at new homes whenever you can. Home shows and open houses such as the Parade of Homes or Fall Tour of Homes sponsored by builders are good opportunities to look at new or remodeled homes. You typically can talk with the builder during these events.

When examining a home, look at the quality of the construction features. Inspect the quality and attention to detail. Ask the builder a lot of questions. Get as many specifics as possible. Never hesitate to ask a question. What seems like an insignificant question might yield an important answer.

Finding the home remodeler who's right for you presents a unique challenge. On a big project, you may be working closely

with this individual for several months, so you want to do everything possible to ensure that you make the right decision.

Look for professional certifications like Registered Builder/Remodelor, Certified Graduate Remodelor (CGR) and Certified Aging-in-Place Specialist.

And remember, for work on pre-1978 homes, use a Lead-Safe Certified Renovator trained and qualified by the EPA to work in lead paint homes.

For remodeling projects ask references: Would you hire this company again? Were you pleased with their work style? Was your project completed on time and budget? Did the remodeler keep you informed as the job progressed?

Home remodeling is a very personal process. The remodeler you hire will be part of your home life for several weeks or months, so it's important to make sure that your personalities work well together. The bottom line is: Do you feel comfortable with this individual? A strong rapport and close communication with your home remodeler will help make any job go well.



**Richard Stallings, Executive Officer, Home Builder's Assoc.**



For more information visit  
**HBAO.com**

## Why choose a registered builder and remodelor?

- ✓ Comply with all Workers' Compensation laws.
- ✓ Full references upon request.
- ✓ Offer at least a one year limited written warranty and contract.
- ✓ Committed to continuing education and safety.

- Professionalism
- Reliability
- Peace of Mind
- Don't Accept Less

## REGISTERED BUILDERS AND REMODELORS®

Ward Pedley Builders 270-683-4140	Hill Custom Homes 270-686-1476	JMJ Custom Homes 270-683-7100	David Clark Builders 270-785-9947	KSB Living 270-499-7784
Waynes's Custom Building 270-688-0615	Building By Wayne Baker 270-685-2974	Mike Lewis Building 270-683-7395	Jagoe Homes 270-684-0639	O'Bryan Custom Building 270-684-2797
Purcell Builders 270-314-1691	Terry Delk Enterprise 270-281-0704	Thompson Homes Inc. 270-926-1740	Steve Baker Building 270-683-3969	Rusher Construction 270-684-3256
Payne Construction & Remodeling 270-281-9912	Martin Custom Building Inc. 270-926-2060	Paul J. Martin Builders Inc. 270-686-7090	Homes By Benny Clark Inc. 270-929-0581	Miles & Thomas Construction 270-771-4924
Mark Schmidt Remodeling, Inc. 270-683-8999	Homes By Mattingly Construction MGT. 270-929-7312	Neal Tong Building & Remodeling Inc. 270-771-5586	Ballard Construction Custom Homes, Inc. 270-929-0362	Dan Thomas Custom Homes 270-929-7130

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