



How to Choose a Home Builder or Remodeler

by Richard Stallings
Executive Officer,
Home Builders
Association

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 Register Builder &

Remodeler. Advantages of choosing a Registered Builder/ Remodeler 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/Remodeler, Certified Graduate Remodeler (CGR) and Certified Aging-in-Place Specialist.

For remodeling projects ask for 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.

And last but not least, enjoy the process as you look forward to your new home or the changes you are undertaking in the home you already love.



Why choose a Registered Builder and Remodeler?

- ✓ 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.

HOMEBUILDERS

Association
OF OWENSBORO

3515 Wathens Crossing,
Owensboro, KY • 270-688-0353

For more information visit
HBAO.com

REGISTERED BUILDERS AND REMODELERS®

Ballard Construction Custom Homes, Inc. 270-929-0362	Building by Wayne Baker 270-685-2974	Dan Thomas Custom Homes 270-929-7130	David Clark Builders 270-785-9947	Hill Custom Homes 270-686-1476	Homes by Benny Clark, Inc. 270-929-0581
Homes by Mattingly Construction Mgt. 270-929-7312	Jagoe Homes 270-684-0639	JMJ Custom Homes 270-683-7100	J&R Construction 270-570-2891	KSB Living 270-499-7784	Mike Lewis Building 270-683-7395
Millay Legacy Homes 270-929-7346	Martin Custom Building, Inc. 270-926-2060	Neal Tong Building & Remodeling, Inc. 270-929-0322	O'Bryan Custom Building 270-684-2797	Payne Construction & Remodeling 270-281-9912	Paul J. Martin Builders, Inc. 270-686-7090
Steve Baker Building 270-683-3969	Terry Delk Enterprise 270-281-0704	Thompson Homes, Inc. 270-926-1740	Ward Pedley Builders 270-683-4140	Wayne's Custom Building 270-688-0615	Professionalism Reliability Peace of Mind Don't Accept Less