



How To Select A Builder or Remodelor

Presented by:

Huntsville/Madison County Builders Association

REMODELORS
C O U N C I L

Today's Topics:

- Is It Time To Build or Remodel?
- Finding & Selecting a Building / Remodeling Contractor
- Understanding Your Contract / Estimate
- Financing Your Remodeling Contract
- Protecting Yourself from Contractor Fraud

Is It Time To Build or Remodel?

- Adding more space
- Upgrading cabinets, counters, appliances & fixtures
- Floor plan
- Improving energy efficiency
- Increasing resale value

THINK BEFORE YOU START!

- Decide what changes you want to make
- Likes and dislikes about your home
- Magazine, pictures of what you like
- Think about traffic patterns, furniture placement, colors, lighting

Finding & Selecting A Remodeling Contractor / Builder

- Look for:

expert skills

experience

rapport

references

NAHB Designation Programs

- Graduate Master Builder (GMB)
- Certified Graduate Builder (CGB)
- Certified Graduate Remodeler (CGR)
 - Certified Graduate Associate (CGA)
- Certified Aging In Place Specialist (CAPS)

Ask & Do the following:

- Licensed? Business license & builders license...there is a difference!
- Insurance – general liability & work comp
- References
- Better Business Bureau(533-1640)
- Alabama Home Builders Licensure Board
(1-800-304-0853 www.hblb.state.al.us)
- Huntsville Madison County Builders Association (536-2602 www.buildersassn.org) or your local association if outside of Madison County

Understanding Your Contract

- Contractor information
- Scope of work
- Timetable
- Price & payment schedule
- Specifications

Understanding Your Contract (cont)

- Permitting information
- Insurance information
- Change orders
- Conflict resolution
- Access to your home
- Warranties

Financing Your Project

- Cash
- Home Improvement Loan
- Home Equity Line of Credit
- Second Mortgage
- Cash-Out Refinancing

Keep Your Budget in Line!

Protecting Yourself From Contractor Fraud

Warning Signs!

- Door-to-door solicitation
- Cannot verify builder information
- Claims endorsements
- Not willing to offer references
- You buy building permit
- Entire payment in advance
- Cash payments only

Important Telephone Numbers!

- Alabama Home Builders Licensure Board
1-800-304-0853 www.hblb.state.al.us
- Home Builders Association of Alabama
1-800-745-4222 www.hbaa.org
- Huntsville/Madison County Builders Assn.
256-536-2602 www.buildersassn.org
- Better Business Bureau 533-1640