



2023-2024

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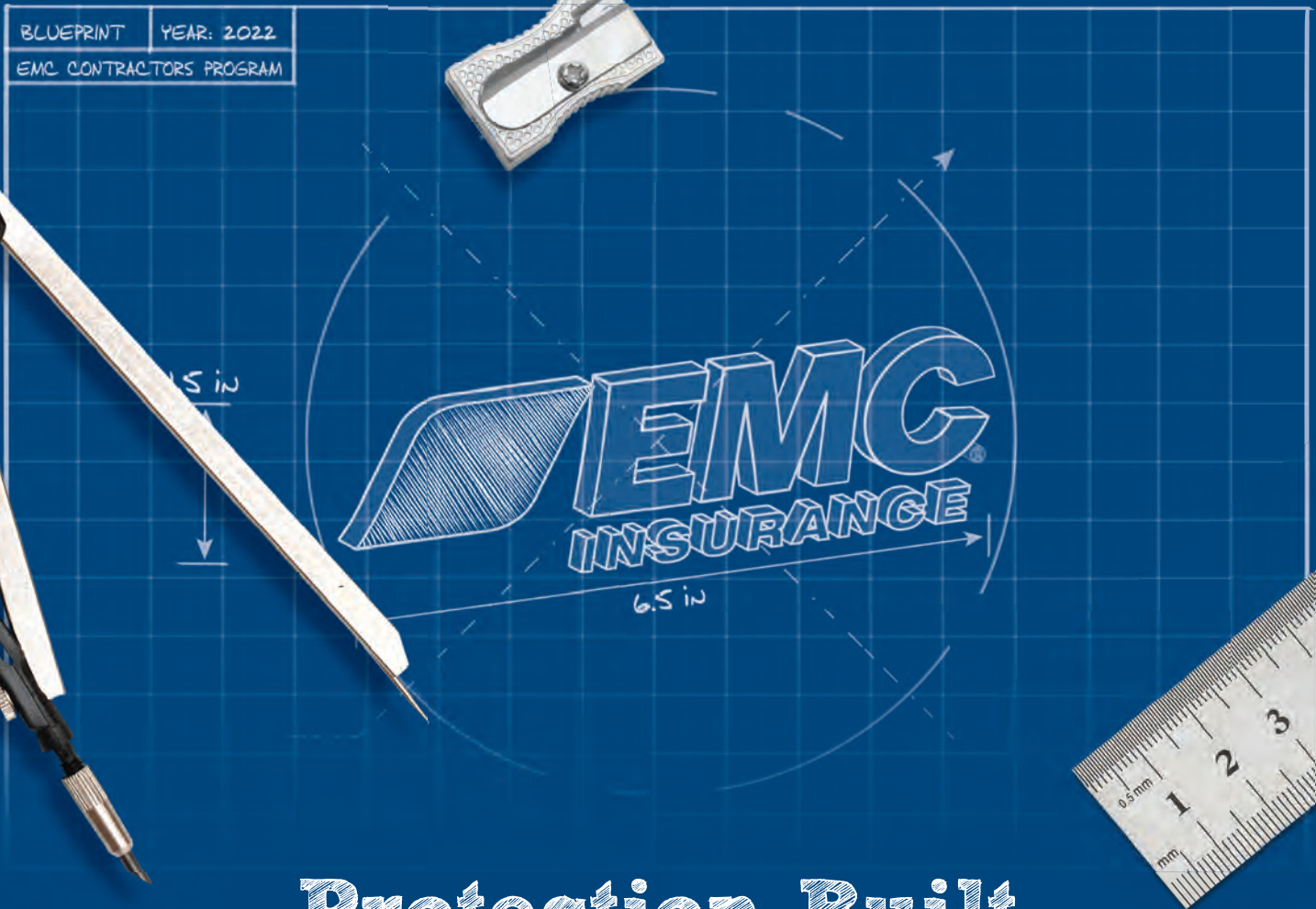
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Welcome from the HBA President

Welcome to the 2023-2024 edition of the Home Builders Association of Livingston County *Homeowner's Resource Guide*. We designed the Guide to provide you with useful information and a directory of industry professionals in the residential construction industry. We encourage you to retain this reference to assist you throughout the year when considering or undertaking a construction project.

The Home Builders Association of Livingston County (HBA) has been serving the community since 1970. The HBA's membership includes the county's best builders, remodelers, tradespeople, building material suppliers and service providers.

We are dedicated to offering the very best service to our clients and customers. We work to promote smart building practices among our members, to protect our clients and customers from unnecessary and costly regulations, and to encourage as well as educate young adults about career opportunities within the building industry.

Membership in the HBA includes membership in the Home Builders Association of Michigan and the National Association of Home Builders.

The HBA encourages professionalism and best practices within the industry.

All three of our interrelated Associations provide access to essential construction related resources to keep members up-to-date in our ever-evolving industry.

HBA of Livingston County Builders are mostly small businesses, owned and operated by your neighbors living here in the community. Homebuilding and remodeling are major economic activities for the area, adding many jobs and growth opportunities. As a builder and a local resident, I feel it is a privilege to live and work in Livingston County.

Looking to build a new home, remodel, or add on to your existing home? Whatever your construction or renovation needs may be, consider supporting a local business by calling a member of the HBA of Livingston County. We invite you to visit our website at www.hbalc.com or call us at (810) 227-6210 for more information.

Thank you,

*Tim Chouinard - President, HBA of Livingston County
Chouinard Custom Homes, LLC*

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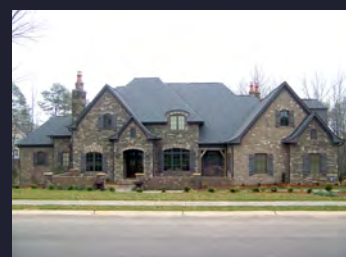
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10760 Hi Tech Drive, Whitmore Lake, MI 48189

michiganwindow.com

Amy Crotty (248) 756-4088

Mike Keller (734) 449-9150

See ad on page 27

Patriot Window & Door LLC

15755 Mulberry St., Southgate, MI 48195

Burton LaBoe (734) 430-6575



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www.abcsupply.com



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www.windowpro.com
Paul Windel(248) 939-2177

WINDOW & DOOR SALES

Mans Lumber & Millwork

47255 Michigan Avenue, Canton, MI 48188
www.manslumber.com
Chris Mans(734) 714-5800
See ad on page 31

Michigan Window & Door

10760 Hi Tech Drive, Whitmore Lake, MI 48189
michiganwindow.com
Amy Crotty(248) 756-4088
Mike Keller(734) 449-9150
See ad on this page

Pella

750 W Coon Lake Rd., Howell, MI 48843
pella.com
Nicole Kromrey(248) 606-1532

WINDOWS

ABC Supply Company, Inc.

55801 Grand River Ave, New Hudson, MI 48165-9717
abcsupply.com
Bob Moody(248) 924-0302
See ad on page 26

“Windows” listings continued on next page.



10760 Hi Tech Dr., Whitmore Lake, MI 48189

734-449-9150 | michiganwindow.com



Provided by the Livingston County Building Department

**Attention Contractors, Subcontractors and Suppliers
Looking to up your game?**

Consider joining the Livingston County HBA - Ask us for an application today

Benefits Include (but not limited to):

- ★ **Three Memberships in One - HBA, NAHB, HBAM**
- ★ **Invaluable Networking Opportunities - Build relationships with fellow members, builders, subcontractors, suppliers, customers, and code officials. Share ideas, problems and solutions.**
- ★ **Exposure - Your company will be listed on the HBA website, and in the Homeowners Resource Guide.**
- ★ **Industry News - Keep up to date with e-newsletters and a subscription to HBAM’s Michigan Builder Magazine.**
- ★ **Educational Opportunities - At HBA general membership meetings as well as hundreds more in a variety of formats.**
- ★ **Recognition - with respected and widely known professional associations.**
- ★ **Member Discounts - Members receive discounts at Lowes, Speedway, Insurance and much more.**
- ★ **Powerful Advocacy - The NAHB has over 140,000 members and a professional staff in DC fighting regulations and defending affordable housing. In Michigan, the HBAM government relations staff works year round in Lansing to advocate reforms to help our industry. In Livingston County, the HBA is the defender and advocate of the residential construction industry.**
- ★ **Access to Expert Advisors - When you become a member, you get instant access to legal research staff, regulatory and technical specialists, legislative professionals, financial experts, and an industry library.**



HOME BUILDERS ASSOCIATION OF LIVINGSTON COUNTY

"Windows" listings continued from previous page.

Divine Doors & Trim, Inc

7199 Grand River Rd, Brighton, MI 48114-9347
www.divinedoorsandtrim.com
Ed Jaroszewicz.....(810) 229-9962
See ad on page 26

Gutherie Lumber Co.

12152 Merriman Rd., Livonia, MI 48150
gutherielumber.com
Mike Mahoney(734) 513-5777

MPC Cashway Lumber

1191 E Grand River Rd, Williamston, MI 48895-9008
www.mpccashwaylumber.com
Mac Piggott.....(517) 655-4641
See ad on page 17

Window Pro

47705 West Road, #B106, Wixom, MI 48393
www.windowpro.com
Paul Windel(248) 939-2177

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Beware of Unlicensed Builders

Homeowners are more likely to be victimized as a result of using unlicensed builders on their residential construction projects. Not only is using an unlicensed builder illegal, it can be a costly mistake that can turn a dream residential construction project into a nightmare.

"Unlicensed scam artists will try to con you in several different ways," said MAHB CEO Robert Filka. "They will tell you it's cheaper to do the job if the consumer pulls the building permit or that no permit is needed. They do this because, without a builders license, they can't pull a building permit. If no permit is pulled, there will be no inspections done to assure the quality of work or that it meets the requirements of the Michigan Residential Code (MRC)."

You should be aware that all contractors offering to do work which totals \$600 or more in labor and materials must be licensed by the Michigan Department of Licensing and Regulatory Affairs. A Residential Builders license allows a contractor to build a complete residential structure and to do maintenance & alteration (remodeling) work on a residential structure. A Maintenance & Alteration license indicates that the holder has met requirements for one or more of 13 different trades. The trades in which a contractor is qualified to practice are listed on the license. "Consumers should also be wary of builders who offer

a "special low price" or claim they have materials left over from another job they can use on their project," said Filka. "Legitimate builders and remodelers do not overbuy materials for a job. Consumers are also warned to be cautious about any builder who asks to be paid in cash or requires total payment up front."

Hiring unlicensed builders also expose the consumer to potential liability issues that could be very costly. Consumers that contract with an unlicensed contractor can be held liable for on-the-job injuries sustained by that unlicensed person and their employees. This exposes the consumer to liability, including having to pay medical bills and lost wages. Licensed contractors must carry workers compensation insurance to cover injuries to their employees. Unlicensed builders do not.

LOOK UP LICENSES

The HBA encourages professionalism in the building industry. Is your building or remodeling contractor licensed? Go here to check:

<https://aca-prod.accela.com/LARA/Default.aspx>



Checklist for Hiring a Builder or Remodeler

Use this checklist to help you select a home builder or remodeler to work on or build your home:



Why Hire a Member of the Home Builders Association?

Our builder members have been licensed by the State of Michigan, helping protect your interests in the home building or remodeling process.

- Select Members listed in this Guide! You may also contact your local Home Builders' Association (HBA of Livingston County) for the names of member builders and remodelers, or go online to www.hbalc.com and search on our "Find a Member" page. Asking family, friends or coworkers for recommendations is a good idea too.
- Make sure the builder or home remodeler has a permanent business location and a good reputation with local banks and suppliers.
- Find out how long they have been in the building business. It usually takes three to five years to establish a financially sound business. You want to make sure they will be around after the construction is complete to service any warranties.
- Check the status of the company's Michigan Builders License and if there are sanctions at: <https://aca-prod.accela.com/LARA/Default.aspx>. Check out the company's rating and if there have been any complaints filed with your local Better Business Bureau: www.bbb.org.
- Make sure the builder/remodeler has sufficient workers compensation and general liability insurance. If not, you may be liable for any construction-related accidents on your premises.
- Ask the builder/remodeler to provide you with names of previous customers. If they won't, beware. If they do, ask the customers if they would hire the builder/remodeler again.
- Ask if you can see the builder/remodelers work, both completed and in progress. Check for quality of workmanship and materials.
- Do you feel you can easily communicate with the builder/remodeler? Remember you will be in close contact with them throughout the construction process and afterward as you live in your new home.

The HBA strongly encourages professionalism. Knowledge is key in this rapidly changing industry, and members are kept up-to-date with classroom and online education opportunities, local, state and national home builders association e-newsletters and reports, professional publications, and access to technical specialists.

In support of our local economy, working with local professionals is best for the consumer. For home building, remodeling, financing and other services, experts who know our regulations, geography and history are your best choice.

When considering a construction project, make sure your builder or service provider is a member of the HBA of Livingston County.

- Make sure the builder/remodeler provides you with a complete and clearly written contract. The contract will benefit both of you. If you are having a new home built, get and review a copy of the home warranty and homeowner manual as well.
- Be cautious of unusually low-priced bids. If the builder/remodeler is unable to pay for the materials and labor as the project proceeds, this may indicate a potential problem. Keep in mind that less expensive does not necessarily mean better!
- Verify that your remodeler is an EPA Lead-Safe Certified Renovator, in compliance with the EPA's lead paint rule, if you are planning work in a pre-1978 home that will disturb more than six square feet of painted surfaces inside the home or 20 square feet on the exterior of the home.

Source: National Association of Home Builders

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PRODUCTION SPEED
guarantees your homes construction to be fast and efficient



CONVENIENT LOCATIONS
located through out the Livingston County area

The Community Built For You

We understand that every family and project is different, so we are always establishing new communities to offer more choices. **Location, budget and custom options** are the three driving principles we consider before bringing a new community online.

Let our team help you identify what your project's must have are so we can gain a better understanding of how we can assist you. Once you work with Capital, you become a part of our family for life.

We are a Livingston County based, family owned business with one goal in mind, **building a better community**. We guarantee our craftsmanship because we build every project as if it was our own.



Marion Oaks - Howell (Marion Township)

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