

Why Choose an SCHBA Member

Dedication to professionalism, strong business ethics and industry standards are among the many reasons members cite for joining the Sheboygan County Home Builders Association. SCHBA also provides the required continuing education classes to our members to assist in keeping their certifications current.

These are also the same reasons prospective home builders and remodelers should choose to work with an SCHBA member - because, ultimately, it's the consumer that benefits from these associated safeguards and initiatives.

SCHBA is a not-for-profit trade association. We establish high standards, professionalism and service within the building



Look for this logo when hiring your contractor.

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Sheboygan County Home Builders Association



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Important Points for Contractor Selection

SCHBA - "Not just building homes.... Building better communities."



Sheboygan County Home Builders Association

For more info see: www.schba.org

The Building Process

Choosing a Builder or Remodeler

The choice of a builder is likely the most important decision in the custom homebuilding or remodeling process. Choosing a builder early in the process - can set the stage for successful experience.

Choosing a builder early on is a good idea because the process is so complex that most owners need professional guidance from the beginning to avoid mistakes in site selection, home design and written specifications. Your budget probably shouldn't be among the top criteria in selecting a builder. No builder can quote an accurate price for a custom or semi-custom home until he or she knows the type, style, finishes and features of a home, the site conditions and the type of contract you want to use for construction. Rather than focusing on cost, you may want to base your decision on the builder's competence, reputation, professionalism, warranty coverage and experience. Here is some criteria to consider.



Contractor Selection Points

- Type of Builder - Custom Home, Semi-Custom Home; Production Home or Model Home, Spec Home.
- Type of Home- Ask your architect or designer for a recommendation based on the house style you have chosen.
- Reputation - Get references from previous customers. Contact the references, and check out the work for yourself.
- Compatibility - Ask the references how the working relationship was with the contractor
- Look at the quality of the workmanship by the contractor.
- Check with the contractor's subcontractors and are they reputable.
- Financial stability - Check on credit references. Ask where they buy their materials and supplies. Make sure they pay their bills.
- Ask the contractor if he/she is insured against claims covering worker's compensation, property damage and personal liability. If they do not you may be financially responsible should an accident occur.
- Does the contractor carry a Dwelling Contractor Qualifier certification (DCQ) and a Dwelling Contractor certification (DC) from the State of Wisconsin? Ask to see their card and check to see if it is current.
- All agreements should be in writing. If you have any questions or don't understand something, ask before you sign.

- Get more than one quote and question the differences.
- Warranty - what is their warranty and will they provide it in writing.
- Remember, you may never do this again, so take the time to do it right this time.
- Don't let price be the only factor you consider.
- Don't try to rush a contractor into getting your estimate together. Allow the necessary time to get through the process. It will; help avoid unpleasant surprises later.
- Don't have unreasonable schedules in mind. Allow for reasonable amounts of time for quality workmanship
- Don't be disappointed if a project is not done on schedule. Contractors cannot control the weather and most jobs have changes and



Ask you contractor if he/she is a member?

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