

DO BUSINESS WITH A LICENSED BUILDER



Recent legislation to license home builders in the State of Georgia is a fantastic benefit to home purchasers of all price ranges.

The term quality of home construction will be the greatest benefit. All builders will be held more accountable for their product than ever before. Much of the success of the program however, will depend on the good judgment of the home purchaser. Selecting a state licensed professional builder is a great first step. Choosing a builder who is a member of the local Homebuilders Association could help to insure a high degree of professionalism.

Consumers may verify builder's license online at <http://sos.georgia.gov>

Licensed Builder Benefits:

1. Licensed
2. Insured
3. Member of the Local Home Builders Association
4. High degree of professionalism and integrity
5. Uses professional, reliable and insured subcontractors
6. Credit worthy
7. Provides a valid written warranty
8. Cares about saving the custom home purchaser money
9. Performs contracted responsibilities in a timely manner
10. Accountability- will provide bookkeeping, including receipts for a fully documented project
11. Provides list of references (i.e. customers, banks, supplies, and portfolio)
12. Cares about quality to enhance and sustain his long-term reputation

Possible Consequences of not using a Licensed Builder:

1. Contracts and/or warranty may not be valid
2. May hire out as a consultant
3. Not insured (no insurance or worker compensation)
4. May bid low to hook customer
5. No rush to complete-especially if salaried by the week
6. Hires workers, but owner writes checks directly to subcontractors
7. Owner liable for accidents of subcontractors and trespassers
8. Lack of quality
9. No sign in yard with his or her name on it
10. No reputation to uphold
11. Often leaves before completion-cost overruns become the purchaser's responsibility

Welcome to the Georgia Mountain Home Builders Association Building Services Resource Guide. We hope this will be your first resource when looking for builders, specialty contractors, vendors, or any other building-related services in Rabun, Towns, or Union Counties.

Our general membership meetings are normally held on the second Tuesday evening of each month.

Builder News Magazine and our website, www.georgiamountainhba.com, are a couple of sources that keep our membership and community informed and updated on related topics.

Please call our office at 706-782-9260

Mission Statement

The Georgia Mountain Home Builders Association is a nonprofit trade association representing and uniting the building industry in the Georgia Counties of Rabun, Towns, and Union. To serve its members, the association provides educational programs, informs its members of technological improvements and building code changes, and provides a forum for social interaction and involvement. As the voice of the housing industry, the Association strives to create and promote a favorable climate for quality construction.

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2015

Building Services Resource Guide

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Representing Rabun, Towns
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