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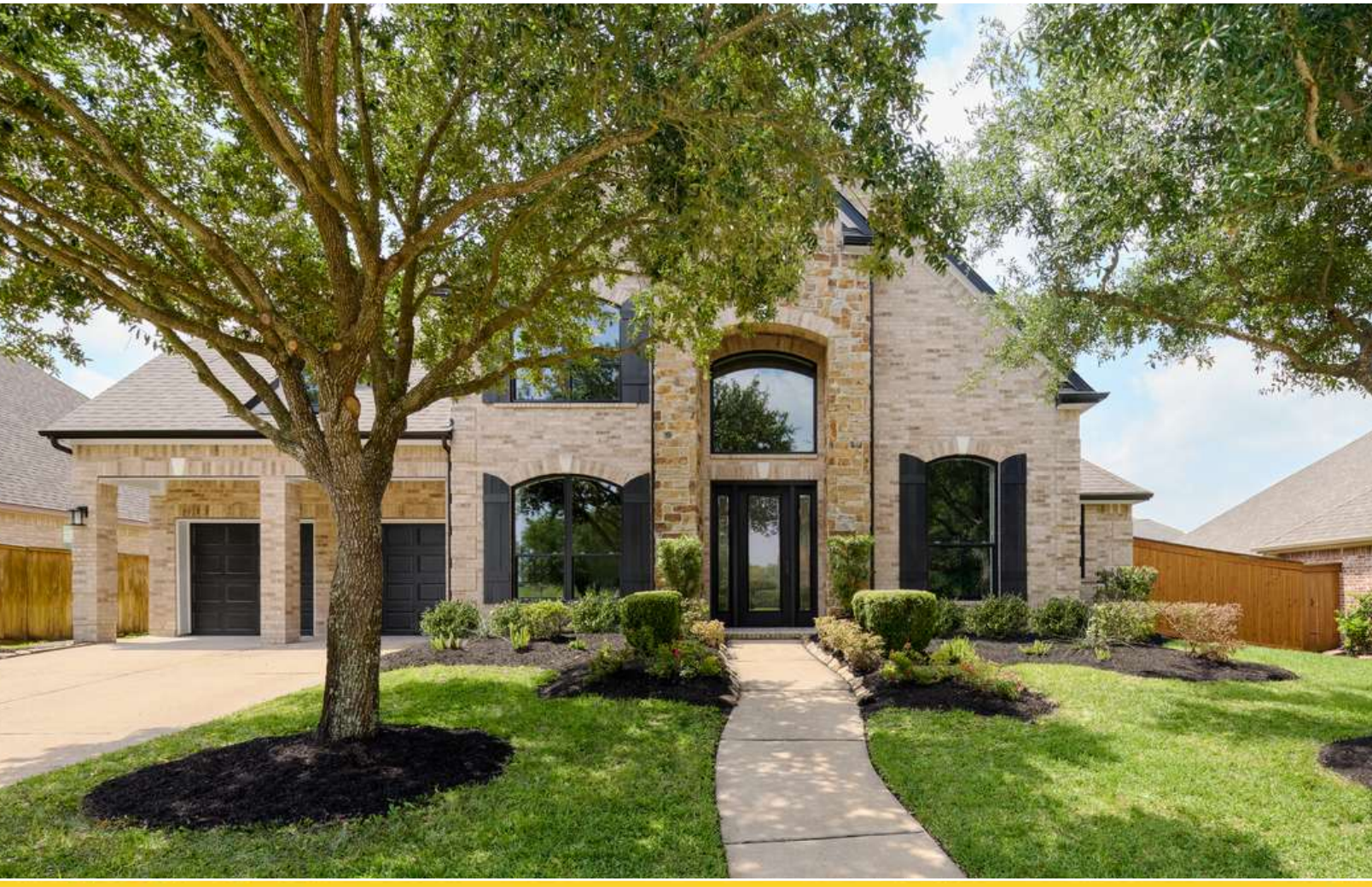
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Welcome from the HBA President

Welcome to the 2026-2027 edition of the Home Builders Association of Livingston County *Homeowner's Building & Remodeling 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 remodeler of this community, I feel it is a privilege to 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,

Ed Buczkowski - President, HBA of Livingston County Renovations Unlimited

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HBA HOME BUILDERS ASSOCIATION OF LIVINGSTON COUNTY FOUNDATION

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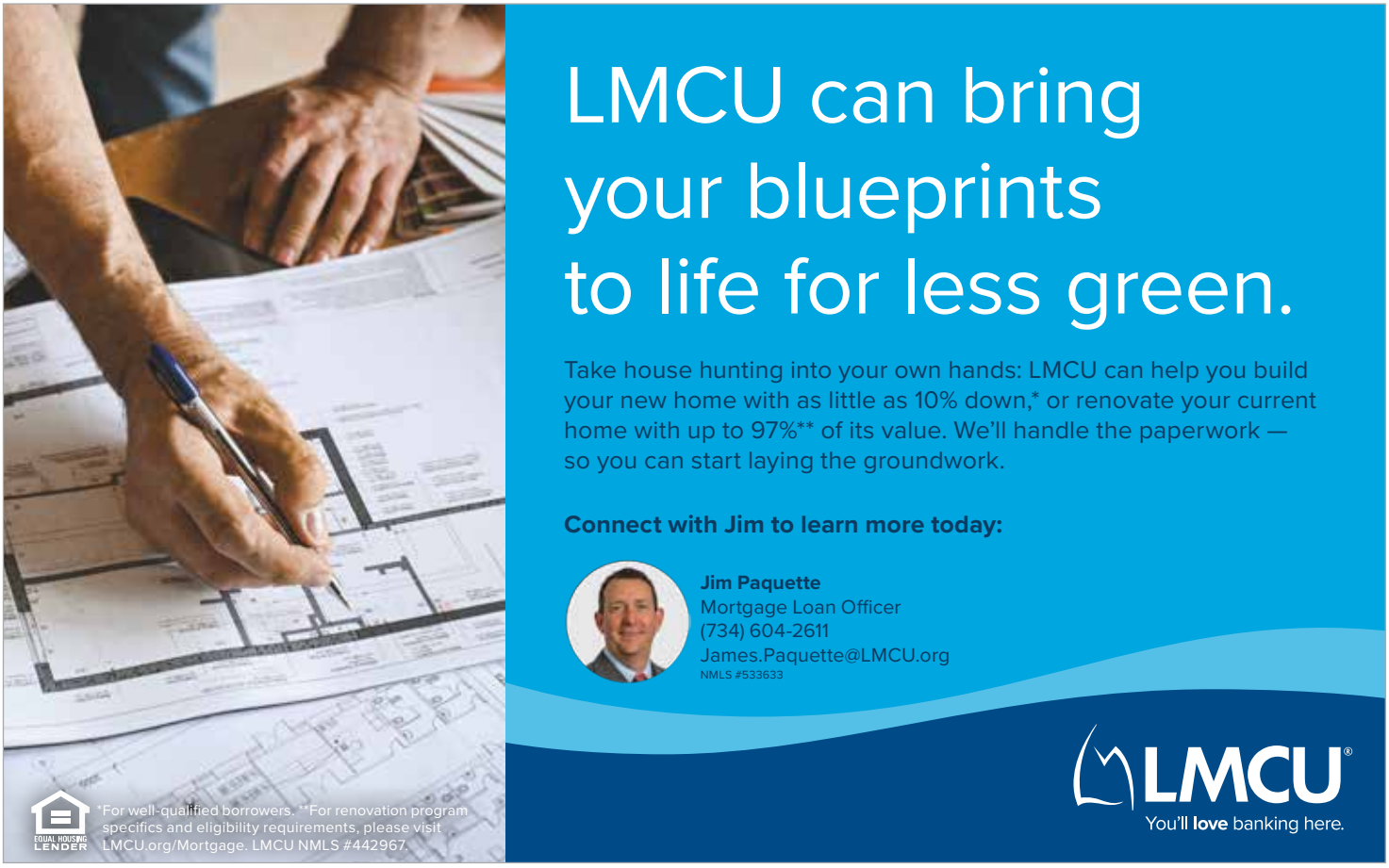
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9864 Grand River Ste 110-179, Brighton, MI 48116
Chris Maj .....(517) 521-1340
http://majsservices.com
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SOLAR SYSTEMS

The Green Panel, Inc
7135 Dan McGuire Dr., Brighton, MI 48116
Ashton, Harris.....(866) 633-8553
http://thegreenpanel.com

STRUCTURAL STEEL & SUPPLIES

Smede-Son Steel Supply
7288 Grand River Rd, Brighton, MI 48114
Bill Koponen .....(810) 229-5200
www.smedeson.com

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Boss Engineering
3121 E Grand River Ave, Howell, MI 48843
Brent LaVanway - President.....(517) 546-4836
Andrew E. Boss PE. .....(517) 546-4836
Pete Boss - CEO .....(517) 546-4836
Trevor Ehrendt PS, PE. .....(517) 546-4836
www.bosseng.com
See ad on page 21

TITLE COMPANIES/TITLE INSURANCE

Cislo Title
7701 Grand River Rd., Ste. 300, Brighton, MI 48114
Jeff Street .....(810) 588-4302
Kimberly Foster .....(517) 304-6099
https://cislotitle.com/locations/brighton-and-howell
See ad on page 27

First American Title
134 N First St, Brighton, MI 48116-1264
Zachary Bux .....(810) 229-2700
https://www.firstam.com
See ad on page 26

TRENCHING

Angelo & Sons Foundation, Inc.
P.O. Box 695, Brighton, MI 48116
Angelo Moretti .....(517) 548-3200
www.angeloandsons.com

Poured Brick Walls, Inc
8001 Park Place, Brighton, MI 48116
Garrett Tobel .....(248) 437-4494
www.pouredbrickwalls.com
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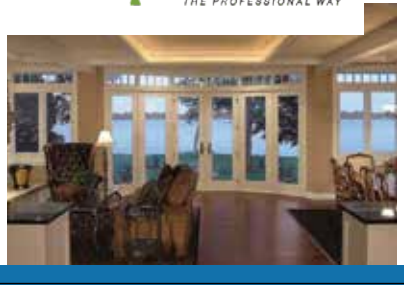
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www.divinedoorsandtrim.com
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MPC Cashway Lumber
1191 E Grand River Rd, Williamston, MI 48895-9008
Mac Piggott.....(517) 655-4641
www.mpccashwaylumber.com
See ad on page 20

VACANT LAND LOANS

Financial Plus Credit Union
15125 Silver Parkway, Fenton, MI 48430
Sherrie Dalton.....(810) 244-2163
https://fpcu.mymortgage-online.com/SherrieDalton.html

WATER TREATMENT

Advanced Water Treatment
12676 10 Mile Rd, South Lyon, MI 48178
Brad Haskin.....(810) 231-2332
http://awtworks.com
See ad on this page

Beauchamp Water Treatment Solutions
872 N Old US 23, Brighton, MI 48114
Sandy Rachwal.....(810) 632-2000
http://www.beauchampwater.com

WINDOW & DOOR INSTALLATION

Michigan Window & Door Co.
10760 HI Tech Dr, Whitmore Lake, MI 48189-8154
Amy Crotty.....(248) 756-4088
Michael Keller.....(734) 449-9150
www.michiganwindow.com
See ad on page 9

Window Pro
47705 West Rd Ste B-106, Wixom, MI 48393
Paul Windel.....(248) 305-1400
www.windowpro.com
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WINDOW & DOOR SALES

Mans Lumber & Millwork
47255 Michigan Ave, Canton, MI 48188
Chris Mans.....(800) 879-6267
https://manslumber.com/
See ad on page 31

Michigan Window & Door Co.
10760 HI Tech Dr, Whitmore Lake, MI 48189-8154
Amy Crotty.....(248) 756-4088
Michael Keller.....(734) 449-9150
www.michiganwindow.com
See ad on page 9

Pella
14492 Sheldon Rd, Suite 310, Plymouth, MI 48170
Nicole Kromrey.....(248) 606-1532
pella.com
See ad on page 5



WINDOW & DOOR SALES & INSTALLATION

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www.divinedoorsandtrim.com
See ad on page 21

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Mike Mahoney .....(734) 513-5777
www.gutherielumber.com

MPC Cashway Lumber
1191 E Grand River Rd, Williamston, MI 48895-9008
Mac Piggott.....(517) 655-4641
www.mpccashwaylumber.com
See ad on page 20

QXO
1031 N. Old US 23, Howell, MI 48843
Brian Wanke .....(810) 632-2900
qxo.com

Window Pro
47705 West Rd Ste B-106, Wixom, MI 48393
Paul Windel .....(248) 305-1400
www.windowpro.com
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Beware of Unlicensed Builders

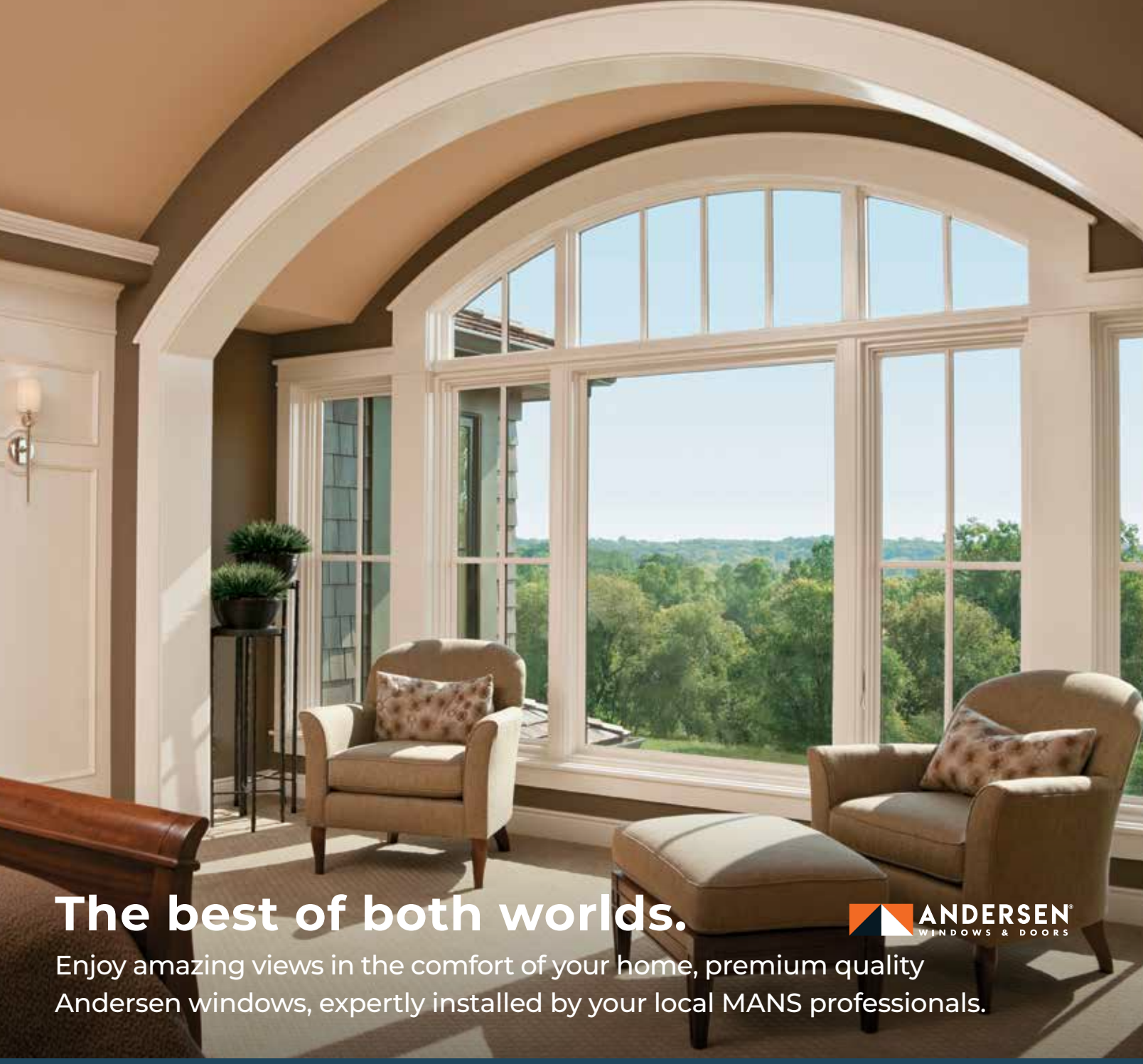
Homeowners are more likely to be victimized as a result of using unlicensed builders on their residential construction projects. Not only is using an unlicensed builder illegal, it can be a costly mistake that can turn a dream residential construction project into a nightmare.

"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



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