



**WHERE TIMELESS TRADITION MEETS
ENDURING CRAFTSMANSHIP**

BUILD YOUR DREAM HOME

with

Harmony Residential Properties

**CUSTOM HOME
SERVICES**



Why Choose Us?

We are a CPHB

We are proud to hold the distinguished designation of **Certified Professional Home Builder** through a partnership with the Greater Atlanta Home Builder's Association and The Housing Institute. This means that we abide by a Code of Ethics in all that we do, we are an ICC Code Certified residential builder, we complete 16 hours of continuing education annually and we abide by binding arbitration and dispute resolution policies of the CPHB program.

Professional Organizations

In an effort to keep up with the ever changing best practices in our industry, we maintain memberships in the:

- National Home Builder's Association
- Georgia Home Builder's Association
- Greater Atlanta Home Builder's Assoc.
- National Remodelers Council

Quality Workmanship

Our mission is to build homes we are proud of, combining old-fashioned principle, quality and integrity with modern building components and technique. Our goal is to build partnerships with you, our customers, focusing on your needs and ideas, to ensure that your experience with us results in a home you are proud of.

Energy Efficiency

We value the newest technology in energy efficiency from start to finish. Please ask us for more information.

What We Do

We have been building and renovating homes in the north Atlanta area for over 20 years. We specialize in building new custom homes as well as providing a wide range of custom renovation services, including finishing or remodeling terrace levels and basements, bathrooms, kitchens, screen porches, major landscape projects and more. We also build new home communities in the North Atlanta area.

Custom Design Changes

Whether you are bringing your own plan or choosing a plan from our plan library, you are given the opportunity to "red line" your building plan to make custom changes that incorporate your ideas and meet your needs.

Communication is Key

At Harmony Residential, we believe that buying a home should be a fun and exciting experience. We work together with you from start to finish because we believe that communication is key to a successful partnership with our clients. Buying or building a home with Harmony Residential is a unique experience for homebuyers, where you are able to go straight to the decision makers, cut through the red-tape and get things done. We welcome your input and ideas because we are building your dream home.

Up-Front Fee Quote Guarantee

Once you decide on a plan and the basic building specifications for your new home, the bid process generally requires two to four weeks to complete. Once we have completed the bid process and have a firm cost to build, we provide a guaranteed fee to build your home.

Professional Decorator

Harmony Residential offers two decorator consultations free of charge. Our decorator guides you along the process of choosing your favorite color scheme throughout your entire home.

Local Showrooms

Our partner suppliers offer local showrooms where you are able to choose appliances, lighting, flooring, tile and granite.

Formal Meetings & Walks

From the beginning, we want to be sure we are meeting your needs. That's why we have a pre-established plan to meet with you along the way.

Lot/foundation Walk – We meet onsite with you to review lot boundaries, home site location, topography and discuss grading requirements.

Plan Redline – We hold an in-office meeting to discuss construction phases and timetable, and to make design changes to the building plan in order to customize the plan to your specific needs and ideas.

Pre-Drywall Walk – To be sure all desired mechanicals are in place and framing specifications have been met prior to drywall, we walk the entire house with you prior to drywall installation.

Orientation Walk – Upon completion of the home we will meet onsite to walk you through the entire home and explain how everything works. We will also inspect the home together to make note of any item that needs attention.

Final Walk – Congratulations are in order! Your new dream home is complete!

Safety is Our Priority

We require that all of our subcontractors and suppliers comply with, and insure the compliance by its employees, subcontractors and agents of, all applicable federal, state and local laws, ordinances, statutes, rules, and regulations. In addition, for your safety when visiting the jobsite, we install temporary metal railings and walk boards.

Warranty

Peace of Mind . . . Your new home is covered under a One-Year Home Warranty through a partnership between Harmony Residential Properties and the Greater Atlanta Homebuilder's Association. It's simple, just submit your warranty request online or via email and receive prompt attention.

Private Home Inspections

While not necessary, we welcome you to hire a private home inspector. Just be sure that your inspector is a full-time, GA certified and licensed inspector or registered engineer and maintains GL & WC insurance as required by law.

Insurance & General Lien Waivers

Harmony Residential Properties maintains General Liability (\$1,000,000/\$2,000,000) and Worker's Compensation Insurance (\$1,000,000). To further offer peace of mind, Harmony also provides a signed Lien Waiver releasing you of liability for any claims made by our vendors, suppliers or subcontractors.

GREC Contracts

We use Georgia Association of Realtors contract forms which means that our contracts are written by an unbiased third party. You can rest easy knowing that our contracts protect all parties to the transaction. In addition, all of our contract forms are completed by a Georgia Real Estate Commission licensed Broker. Our Broker also maintains membership in the 400 North Board of Realtors which means that our broker adheres a higher Code of Ethics for realtors as set forth by the National Association of Realtors.

Written Agreements

Our ultimate goal is to ensure that we meet your expectations every step of the way. That is why we put everything in writing. We believe this philosophy allows us to stay focused on your needs and ideas for your new home. From start to finish, we document plan changes and building specifications in written documents. All we ask is that you carefully review all documents before signing them, to be sure we fully understand what you've instructed us to do. We take care of the rest!

The Bottom Line

The bottom line is that We have a reputation as an honest builder because we set realistic expectations from our first meeting with you. We believe in full disclosure and believe in "putting everything on the table". That's why we have happy homeowners and typically exceed expectations. Just ask us for some of our most recent testimonials!

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