



— a design-build firm —

Top 10 Frequently Asked Questions

1. Where do you build?

We build in different communities and private land throughout the Upstate of South Carolina and Western North Carolina. While we are based in Greenville, SC; we have offices at Lake Keowee and Asheville, NC to better serve our clients.

2. What are the benefits of using a design-build company?

Design-Build offers a better way to create your home with one team handling all aspects from concept, to design, building, selections, and after move in.

SINGLE SOURCE

RESPONSIBILITY:

With both design, construction, and interior design in the hands of a single team; the design-builder is responsible for the total outcome of your home. With design-build, the owner is able to focus on their needs rather than coordination between designer, builder, and interior designers.

QUALITY:

The singularized responsibility inherent in design-build serves as a motivation for the team to deliver quality in a timely manner and implement with efficient performance.

COST & TIME SAVINGS:

Design and construction personnel, working and communicating as a team, evaluate alternative materials and methods effectively and accurately. Value engineering and constructability are utilized continuously and more effectively when the designers, interior designers, and builders work as a team during the entire design process.

REDUCED

ADMINISTRATIVE BURDEN:

During design and construction, the owner is not required to invest time and money in coordinating or arbitrating between separate professional firms, but rather is able to focus on timely decision making.

EARLY KNOWLEDGE OF CONSTRUCTION COSTS:

Construction costs are known far earlier than in other delivery systems. The entity responsible for design is simultaneously estimating construction costs and can accurately conceptualize the completed project.

IMPROVED RISK

MANAGEMENT:

Performance aspects of cost, schedule and quality are clearly defined and responsibilities/risks are appropriately balanced (individual risks are managed by the party best positioned to manage that risk). Change orders due to “errors and omissions” are virtually eliminated, because the design-builder had responsibility for developing drawings and specifications as well as constructing a fully-functioning facility.

DILLARDJONES.COM

Greenville
(864) 527-0463

Lake Keowee
(864) 868-8002

Asheville
(828) 210-1252



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3. How does your firm help us make finish decisions during the build?

Our full-time interior designer is involved in the process starting with concepts to be sure that your home fits your lifestyle. Through this process, she becomes familiar with your tastes, vision, and budget. With the combined knowledge of the plans and your tastes, she is able to guide you with making smart decisions for your home.

4. Are you a turn-key builder?

We are turn-key. Our goal is to make the creation of your home enjoyable while achieving superior quality in all aspects of design, construction, and after move in.

5. How do we finance a custom home with you?

We have great relationships with a variety of lenders. Once we know more about your needs we will help facilitate introduction to the best lenders for your home. Projects are typically paid for with draws for work already completed on your home and the lender inspects the house prior to issuing funding.

6. What price point do you typically build?

We build homes with a variety of sizes, locations, materials, styles, and finish levels but all home meet our standards.

7. What are the different types of building contracts you use?

We use lump sum contracts for our projects for homes under \$2MM. This type of contract places the construction risk on the design-builder and reduces administrative cost and time for the owner.

8. Will you build on my property if it's not in a neighborhood?

Yes, we will build anywhere in the Upstate of SC or Western NC.

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9. What does “High-Performance Homes” mean?

High performance homes is our baseline for building.

THE FIVE ELEMENTS OF HIGH-PERFORMANCE HOMES:

- Quieter interior living spaces from better building methods
- Stronger construction
- Healthier air
- Safer living with better through design, engineering, and technology
- More enjoyable with lower maintenance

10. What is your after move in program like?

We take the warranty and after move in care of our clients seriously. We employ a team of professionals to make sure that your home operates and performs as intended. Once the industry leading 2-year warranty period is complete, we extend our client relationships with a life-long commitment including maintenance and a Home Watch services.

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