



**BRIGHTON**  
BUILDERS

**BUILDING BEYOND**  
LUXURY CUSTOM HOMES





## *Home is the center for lives*

It is where we draw strength from our past, hatch hopes for the future and turn our dreams into reality. Home is where we recharge from the urgency of the present.

With all these roles invested in it, building a home is among life's most personal processes. It is our privilege at Brighton Builders to accompany people on the journey to succeed in their pursuit of this dream.

Many have found that our understanding and ability go even farther than building. Many rely on us for giving form to their preferences and goals. Often the home of their dreams is only the beginning of a life beyond what they imagined at first.

**Mission: *To unite process, purpose and passion to advance your vision.***



## *Home is commitment*

When people love what they do, it's hard to beat what they bring to the job. All the senior leadership of Brighton Builders have owned their own construction companies. This is beyond an investment or an occupation for them; it's a way of life – the one they choose and the one they know. That's their commitment to the craft.

Brighton Builders' commitment to you starts with the first conversation. From that moment on, we are at your service to nail down precisely what you want and need – and we are devoted to making that your home.

## *Home is concept*

Often a specific feeling inspires what people want from their home. Seclusion or entertaining; enjoying the love of their life or gathering the whole family; restoring their balance and calm or fulfilling their passion and enjoyment of life. Home is a place for all of that, and we build homes where those feelings can unfold.

Understanding is the key to achieving this trust. We listen with our own hearts and make sure we understand with the best our minds can offer. Beyond building your home, we are intent on helping you bring your vision to life.

## *Home is confidence*

The skills you'll find at Brighton Builders extend further than home construction. We cultivate the skills of communication, to make each project a powerfully positive experience for our clients. With our industry leading technology, we give the client exclusive accessibility to the process in an interactive format.

Through this collaboration, our clients come to rely on us for the details of life that are literally beyond building. The relationship extends past the completion of their home often leading to lasting friendships.

It is from these relationships that many of our new clients are referred to us, which we see as the ultimate compliment. We do our utmost to live up to it.





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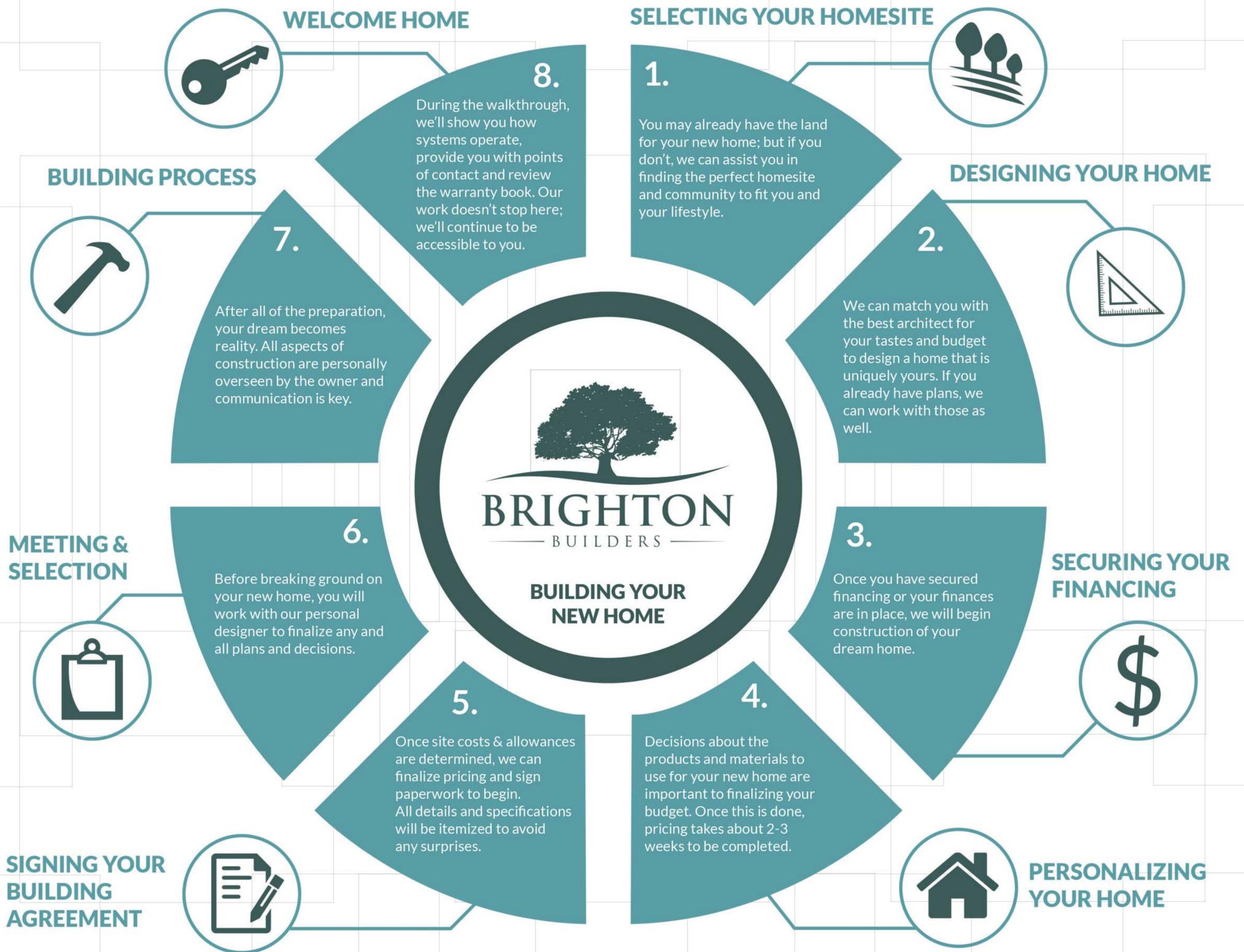
*Commitment. Concept. Confidence.*

(843) 837-1119

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# OUR PROCESS

## Building the Brighton Way



Once you've selected Brighton Builders as your custom home builder, we can't wait to roll-up our sleeves and get to work. The process of building your new home takes about approximately 10 to 12 months depending on square footage of your home and weather permitting. During this time, we pride ourselves on providing complete transparency to you, the client. Our goal is to make the process efficient and stress-free. In the first month, custom plans for your new home will be created.

We'll seek permits, issue purchase orders and prepare your home site. After your lot is cleared, soil compaction tested, home site laid out, termite pretreatment completed, we then proceed with plumbing. Then, it's time to pour the footers and foundation's concrete slab. Framing your home comes next followed by various inspections. This is to insure it meets the latest home-building standards, codes and cost-saving energy efficiencies.

Once approved, it's time for your "pre-drywall walkthrough." This is your chance to check the placement of all electrical and plumbing locations. Once approved, the drywall goes up, we begin interior trim then your walls and ceilings are painted. Meanwhile, on your home's exterior, we're putting up your siding or stucco. Your home is now ready for its cabinets, flooring and appliances. All the way through these processes we conduct our own quality control inspection. Then the building inspector comes to issue a Certificate of Occupancy. Your final walkthrough occurs, your closing is scheduled and before you know it, it's time to move in.

Even after your home is complete, Brighton Builders continues to make sure that your home is held to the highest standard by providing a (1) One Year Limited Warranty. We take pride in assuring our clients that we will be there long after construction of your home is complete.

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# TOP 10

## Signs of a Good Builder

We've all heard horror stories of building a new home. The joke is that "if your marriage can survive building a new home, it can survive anything". Over the years I've built many homes for great people. For some, it was their first home, for others it was their last home and regardless I've learned that building a new home can be fun and relatively stress free if a person has chosen #1 – a good builder and #2 – if they are a good buyer.

So here are my thoughts on the Top 10 signs of a good builder. A good builder...

### 1. Has Experience

There are too many fly-by-nights in any business. You'll never go wrong going with an established builder who has "been there, done that". In fact, I often times get asked by new buyers to give them a really good deal. I always respond by saying, "I can do better than that, I'll do you a good job!"

### 2. Is Flexible

When building a custom home you should get what you want. That's why you're building a new custom home. Make sure you have all of your specifications spelled out – from the type of exterior finishes to the final details on the interior. Does your builder allow your input on interior finishes, colors and allowances? Make sure you can do "change orders" if you want to and find out how they are handled.

### 3. Warranties His Work

The difference between a good builder and a bad builder is that a good builder takes care of the problem. There will always be things that come up during construction, as well as adjustments after completion. However, you'll quickly find you have no problems if your builder warranties his work. Check out your builder's reputation and warranty. Make sure it's in writing. Check with past clients on how your builder backs his work.

### 4. Clearly Spells Out What's Included

I try to always remind clients "it's more important to know what is not included than what is included". Any such questions should be resolved before you ever start. You should have a clear set of house building plans, a detailed specification sheet with styles and allowances. A scaled site plan should also be included. All these should be signed by you and your builder.

### 5. Has Clear Communication

You should always have someone to go to answers to questions or concerns. You should have clear-cut guidelines communicated to you from the start-up, through the construction, to the final walk-through and closing. There should be time line communication from your builder explaining what's needed before a certain process is initiated and what is to be expected in change orders. A good builder has clear communication between his subcontractors, vendors and superintendents. Experienced builders use the same high quality people consistently which eliminates many problems.

### 6. Provides Quality

It's true that you get what you pay for, however, it really doesn't cost any more to have it done right. Quality is a by-product of demanding a good job from yourself, your vendors and your subcontractors. Clear communication insures you will receive the product you set out to build. Your builder and builder's subs should never compromise quality for time. Although we all want it done today, I often remind clients "that if it takes us a week longer to do it right they'll be glad in the long run." As well, does our builder provide high quality energy savings in their homes? These kinds of quality items will pay for themselves over and over.

# TOP 10 Signs of a Good Builder

## 7. Uses a Good Lender

I often explain to potential buyers that the most frustrating part about buying or building a home isn't the building process – it's the financing. Does your builder have good preferred lenders that you can use and that will give you priority service? They not only will work well with you but they will get things done for you and your builder, as they know his process and visa-versa. Regardless, never start building or buying without first getting approvals and all your financial questions answered up front.

## 8. Understands Timelines

A good builder ensures that things are scheduled properly and order on time otherwise your home could take forever – and that hurts when you're paying the interest bill. He should have a scheduled start date and scheduled completion date. He should be able to give you a schedule of what will occur during the course of construction so that you can monitor progress. Is your builder willing to work with a late penalty for delays? These are critical signs of a good builder.

## 9. Belongs to a Credible Builders Association

That has high code of ethics and continuing builder education. With continuing education you can be assured he's keeping up on the latest technology in home building. Our local, state and national Home Builder's Association are perfect examples of such an association. Call your local city inspection departments and get a list of recommended builders. Believe me, they both know who the good builders are.

## 10. Provides Value

Keep in mind that just because a home is less expensive than another it doesn't mean it's a better value. Likewise, a more expensive home does not necessarily assure higher quality. There's always someone doing it for less. A common mistake many buyers make is using square footage cost as their measurement of value. Square footage price can be so misleading when you are talking about styles, specialty items, options, garage sizes, porches, etc. Real value is determined by you obtaining the home you want.

There you have it – the top ten signs of a good builder. You can be assured that Brighton Builders provides these 10 criteria when purchasing with us. However there are other good builders to choose from as well – and if you'll follow these suggestions you'll not go wrong. Also, you'll be well on your way to having a great building experience.

Sincerely,



**Ben Kennedy**



# Why I Build



As I worked my first construction jobs, I began to see how important the details really were. It was the little things that meant so much to the people we were building for. I began to learn that those “little things” are what make the difference and make the home unique and personal for each client.

Home is the center for lives. It is where we draw strength from our past, hatch hopes for the future and turn our dreams into reality. Home is where we recharge from the urgency of the present. With all these roles invested in it, building a home is among life's most personal processes. It is our privilege at Brighton Builders to accompany people on the personal journey to succeed in their pursuit of this dream.

From that moment on, we are at your service to precisely nail down your own “details”. To me, it is the ultimate gratification at the end of the job to see the client’s happiness--realizing their vision has been brought to life...and that is Why I Build.

Experiences like this give us our motto: ***Building Beyond.***

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