

HOLLISON CUSTOM HOMES



We Build On Your Ideas





We pride ourselves not only on the quality of the finished product, but the solid relationship we build with each homeowner.

We invite you to set up a consultation at your convenience by calling **864.527.6819**.

Please visit **www.HollisonHomes.com** if you would to learn more and see our portfolio of custom homes.

HOLLISON CUSTOM HOMES



HOME WARRANTY

THE MAJORITY OF OUR BUSINESS IS GENERATED THROUGH PAST HOMEOWNER REFERRALS. WE REGARD THE WARRANTY PERIOD AS AN OPPORTUNITY TO CONTINUE EARNING YOUR RECOMMENDATION AND CONTINUING THE POSITIVE RELATIONSHIP WE HAVE ESTABLISHED.

* FOR THE 1ST YEAR WE WILL RETURN TO ADDRESS ANY ITEM YOU FEEL NECESSARY AND ENSURE THAT YOUR HOME IS FREE FROM DEFECTIVE WORKMANSHIP. ADDITIONALLY, AT THE CONCLUSION OF ONE (1) YEAR WE WILL RETURN TO COMPLETE A PAINT TOUCH UP FOR ANY DRYWALL AND TRIM ISSUES CAUSED BY NORMAL SETTLING AND SHRINKING.

* ALL MECHANICAL SYSTEMS (PLUMBING, HVAC AND ELECTRICAL ARE WARRANTED TO BE FREE OF DEFECTS FOR A PERIOD OF TWO (2) YEARS.

* BY STATE STATUE STRUCTURAL DEFECTS ARE WARRANTED FOR A SEVEN (7) YEAR PERIOD.

* OUR HOMEOWNERS' REPEATED REFERRALS CONTINUE TO BE OUR BEST SOURCE OF ADVERTISEMENT.



REFERENCES

“Our family has built 3 homes over the last 15 years and, by far, the best experience is when we chose Scott Lynch with Hollison Homes to build our custom home. Not only is he a professional and experienced custom builder, but he also delivers on every promise he makes. He is dedicated to creating the dream home his clients deserve. He stands behind his work and he adheres to the set budget and time lines. His work is flawless and he ensures his clients are happy throughout the entire process. If we were to ever build another home, we will certainly use Hollison Homes.”

– Jason and Wendy Rampey 2009

“Scott Lynch and everyone associated with Hollison Custom Homes did an outstanding job with our renovation. All aspects of the project were completed above and beyond our expectation level. Scott made great recommendations and has been available for follow up when needed. Hollison Custom Homes was a pleasure to work with.”

–Brian Larkin 2015

“We were absentee customers so we relied on Hollison and his wonderful, organized notebook of instructions. All meetings were on time, professionally constructed, and we could depend on a follow through. We were kept on track and all elements of the building process were completed in a timely manner. Our requests and suggestions were honored and considered. The subs used were professional, reliable, and very helpful. Our experience with Hollison Homes was very favorable. We would highly recommend this builder.”

– L Surkin 2006



TENTATIVE CONSTRUCTION SCHEDULE

DESCRIPTION	CRITICAL DURATION	PROJECTED START	PROJECTED COMPLETION	DESCRIPTION	CRITICAL DURATION	PROJECTED START	PROJECTED COMPLETION
Home site Clearing	2 Days	Jan 1, 2019	Jan 3, 2019	Cabinet Installation	5 Days	June 23, 2019	June 28 , 2019
Stake Home site	1 Day	Jan 3, 2019	Jan 4, 2019	Garage Door	0 Days	June 28, 2019	June 28, 2019
Foundation	9 Days	Jan 4, 2019	Jan 13, 2019	Counter tops	2 Days	June 28, 2019	June 30, 2019
Termite Treatment	0 Days	Jan 13, 2019	Jan 13, 2019	Driveway/Flatwork	2 Days	June 30, 2019	July 2 , 2019
Garage Floor	1 Day	Jan 13, 2019	Jan 14, 2019	Final grade/Landscaping	7 Days	July 2, 2019	July 9, 2019
Framing Package Delivery	0 Days	Jan 14, 2019	Jan 14, 2019	Gutters and Downspouts	0 Days	July 9, 2019	July 9, 2019
Framing	50 Days	Jan 14, 2019	March 5, 2019	Ceramic Tile	3 Days	July 9, 2019	July 12, 2019
Rough Plumbing	5 Days	March 5, 2019	March 10, 2019	Blown Insulation	2 Days	July 12, 2019	July 14, 2019
Fireplace	0 Days	March 10, 2019	March 10, 2019	Appliances	0 Days	July 14, 2019	July 14, 2019
Rough H.V.A.C.	5 Days	March 10, 2019	March 15, 2019	Plumbing Trim	5 Days	July 14, 2019	July 19, 2019
Roofing Installation	3 Days	March 15, 2019	March 18, 2019	H.V.A.C. Trim	5 Days	July 19, 2019	July 24, 2019
Rough Electrical	5 Days	March 18, 2019	March 23, 2019	Electric Trim	5 Days	July 24, 2019	July 29, 2019
Low Voltage	1 Day	March 23, 2019	March 24, 2019	Low Voltage Trim	2 Days	July 29, 2019	July 31 , 2019
Batt Insulation	4 Days	March 24, 2019	March 28, 2019	Interior Hardware	0 Days	July 31, 2019	July 31 , 2019
Exterior Decks	0 Days	March 28, 2019	March 28, 2019	Mirrors & Enclosures	1 Day	July 31, 2019	Aug 1, 2019
Soffits and Fascia (Boxing)	0 Days	March 28, 2019	March 28, 2019	Window Screens	0 Days	Aug 1, 2019	Aug 1, 2019
Brick Veneer	25 Days	March 28, 2019	April 22, 2019	Closet Shelving	1 Day	Aug 1, 2019	Aug 2, 2019
Drywall Installation	20 Days	April 22, 2019	May 12, 2019	Iron Railing	0 Days	Aug 2, 2019	Aug 2, 2019
Hardwood Flooring Installation	5 Days	May 12, 2019	May 17, 2019	Carpeting	3 Days	Aug 2, 2019	Aug 5, 2019
Interior Trim/Stairs/Handrails	15 Days	May 17, 2019	June 1, 2019	Final Painting	7 Days	Aug 5, 2019	Aug 12, 2019
Mantle/Surround	0 Days	June 1, 2019	June 1, 2019	Final Cleaning	2 Days	Aug 12, 2019	Aug 14, 2019
Prep and Prime Walls	10 Days	June 1 , 2019	June 11, 2019	Pressure Washing	0 Days	Aug 14, 2019	Aug 14, 2019
Drywall Point-Up	5 Days	June 11, 2019	June 16, 2019	Orientation/Punch Out	7 Days	Aug 14, 2019	Aug 21, 2019
Paint Spray/Roll	7 Days	June 16, 2019	June 23, 2019				

Events that require zero (0) days are not in the critical path

Estimated Completion Date	August 21, 2019
Estimated Total Construction Duration (Days)	232
Estimated Total Construction Duration (Months)	7.73

DECORATOR AND COLOR SELECTION SERVICES

We understand the pressure and confusion that can be experienced by some homeowners while making the important decisions and selections that are necessary to build your custom home. Hollison Custom Homes includes Professional Decorating and Construction facilitation services. This service greatly reduces anxiety and substantially increases the enjoyment of building your new home. Lisa Antonelli-McDowell will guide you through the building selection process and tailor your selections to fit your custom home vision. She listens to your ideas and requirements, understands your vision and offers the most recent trends, features, colors and styles of today. Lisa is a licensed S.C. Realtor. She understands what features are current and what is selling in the marketplace. Lisa has over 20 years experience in the Greenville market and can also help coordinate with the timing and selling of your existing home. Working together we will create exactly the custom home of your dreams and the lifestyle you are looking for.



LISA ANTONELLI-McDOWELL
LisaAMcDowell@outlook.com
(864) 421-3072

“We picked out our granite today with the help of Lisa Antonelli-McDowell. All of our major decisions for our new home are done. Now just the little things. I can’t thank Lisa enough for all her time, help, and expertise! Lisa made sure that she was at every appointment with Joe and I to help us pick out cabinet, flooring, tile, granite, lighting, plumbing, etc. This took so much stress off of me. I had a vision, Lisa saw it, and make it happen. Scott Lynch with Hollison Custom Homes is a wonderful builder. Our home building experience has been quite enjoyable and not overwhelming at all. Scott is quick with a response, keeps us very informed on the progress, and is staying right on schedule. We can’t thank Scott and Lisa enough for making our dream home a reality!”

– Joe and Kelly Ridings 2017





ABOUT THE BUILDER

Hollison Custom Homes is owned and directed by Scott Lynch. Since 1991, Scott Lynch has participated in all areas of the residential real estate development, construction and sales processes. He is a Licensed South Carolina Home Building Contractor, Licensed General Contractor and Licensed South Carolina Real Estate Broker. Scott received his undergraduate degree from Stetson University in 1989 and received a MBA with an emphasis on Real Estate Development in 1994.

Scott's belief is to combine creative design with consideration to each homeowners needs and lifestyle to produce a uniquely personal home. He strongly feels that this can only be achieved through proactive communication between the homeowner and himself. He encourages this communication throughout the process and is available at your convenience. He will personally guide you through the custom home building process. He will be your point of contact and will personally supervise the design, construction, feature selections, quality control and warranty of your home. Scott is easily accessible and welcomes your ideas, thoughts and participation. Scott prides himself in the lasting relationships he has with each homeowner and is proud of the many positive recommendations and referrals Hollison Custom Homes has earned.



EXPECTATIONS / SCHEDULE / PROCESSES

INTRODUCTION

- Determine homeowner requirements, needs and expectations
- Discuss home site and site related issues
- Discuss plan development and specifications

FINALIZE CUSTOM HOME PLANS AND SPECIFICATIONS

- Make custom revisions, changes and alterations
- Complete final contract
- Begin Permitting Process
- Begin Architectural Review Board Submittal Process

BEGIN SELECTION PROCESS

- Our decorator will personally guide the Custom Feature and Color Selection Process

COMMENCE CONSTRUCTION

Pre-Start Meeting

- Review exact position of home on the home site with consideration given to many items such as: tree removal, streets cape, driveway location, utility access, easements, soil conditions, varying elevations, retaining walls, landscaping etc.
- Lot Clearing
- Foundation
- Framing



PRE-MECHANICAL MEETING

- At this meeting, prior to installation, we will review all Cabinet Locations, Electrical Lighting and Switch Locations, HVAC requirements, Appliances, Low Voltage Selections and Insulation Locations. We will also review all remaining interior finish selections (Paint and Stain, Ceramic Tile, Stone, Millwork, Flooring, Hardware, etc.)
- Structural review of Framing Components prior to exterior veneer and drywall installation
- Drywall, Cabinetry, Staircases, Trim, Paint, Flooring, Stone etc.
- Exterior Veneer, Boxing, Driveways and walks, decks, Landscaping etc.

QUALITY CONTROL AND PRE-CLOSING MEETING

- We perform an extensive quality control review of all components of the home (Mechanical, Cosmetic and Practical)
- We demonstrate and inspect the entire home and familiarize you with the many features and “ins and outs” of your new home

MOVE-IN AND WARRANTY

- After you move-in and get settled we expect to address and correct some items. After 1 year, we also return to address any additional items and perform an additional paint touch up to any trim and drywall that may have settled during this time.

“Hollison custom homes made the overwhelming simple. Although we appreciated the beauty and high quality of their work, we were hesitant on moving forward with such a large project. How much support would we get through so many decisions? Will the project be on time? On budget?

Needless to say, once we decided to move forward, all of our concerns were put to rest. Scott lynch and his team were personable, honest, and extremely well-organized. Scott provided us with an easy to follow schedule book that outlined all the phases along with the key decisions for us to make. Thus, the overwhelming complexity was turned into a very manageable set of tasks for the duration of the project. We were encouraged to go on-site, inspect and monitor as desired. We did. We were extremely pleased with the quality of the work and the friendliness of the contractors. We ended up very happy with our ‘perfect home’ which was delivered within the time line and budget discussed on our first encounter with Scott. We are no longer concerned with building a new home...as long as it’s with Hollison custom homes!

– Nelson Pinochet 2013

PROVEN PROCESS

SITE SELECTION

Whether you own a homesite or are looking for a location, we can help. There are many factors to be considered including topography, soil conditions, subdivision restrictions, school districts, proximity to important locations and more. Let us assist you by assessing the positive and negative aspects of the potential homesite as it relates to the construction of your new home.

PLAN DEVELOPMENT

Once a site has been selected, we can help develop the custom plan that will meet your family's needs. Since every home is as unique as the people who live in it, we feel that it is imperative to spend time designing the home that will result in your ultimate satisfaction.

CONSTRUCTION

We feel that your participation is critical to achieve success. From the initial lot clearing to the position of the mailbox our customers are involved. We also realize that every single condition cannot be considered prior to construction so custom changes are part of the process.

AFTER MOVE-IN

Even after our customers have moved in, our job is not complete. We maintain contact with our homeowners and address any concerns. We feel that our continued service differentiates us.

GREEN BUILDING

We are Certified Green Building Professionals and we can help you define your specific goals to create a custom "Green Building Plan" to meet those requirements. We have found that through educating our homeowners we are able to remove the confusion and deliver the most cost effective and energy efficient home building systems.

"Scott does a fantastic job from start to finish. He is extremely helpful on the front end and provides great advice. Once construction starts, he has subs that are extremely prompt and professional. Would highly recommend using Hollison home for a new, custom home."

– Ed Stein 2012



COMPLETE EXPERTISE



As your point of contact, Scott personally supervises the design, construction, feature selections, quality control and warranty of your home. He has extensive experience in all areas of the residential real estate development, construction and sales processes —

- Licensed South Carolina Home Building Contractor
- Licensed South Carolina General Contractor
- Licensed South Carolina Real Estate Broker
- Bachelor's Degree from Stetson University
- MBA with emphasis in Real Estate Development
- Former Home Builders Association Executive Board Member
- Former Greenville Chamber of Commerce Board of Governors Member

Hollison Custom Homes has developed a proven methodology to achieve success. From site selection through owner occupation the key is open and honest communication. Color and material selections, construction goals and timelines are clearly defined and we assist you every step of the way! Throughout the process we respect and value your continued participation, making changes whenever necessary to preserve and enhance the integrity of your vision.

"We met Scott Lynch about 5 years before using to build our house when prospecting different custom homebuilders. His overall attitude, honesty, and quality of homes he was building geared us towards using him when we were ready to build. During the entire design and building process,

Scott was easy to work with and was on top of the contractors to make sure the project went as planned. Any issues that arose during construction and for the time period just following completion, he assured that wall was taken care of and complete in a timely manner. The attention to detail by both Scott and his contractors are what makes the quality of his homes a level above the competition. I would recommend Hollison home to anyone looking to build a custom home."

- Brian Gardner 2014

"We were very pleased with the total process from start to finish. We built a large house in 9 months with almost no punch list. Scott's attention to detail is fantastic. We would recommend Hollison and would use Scott again for another project without hesitation."

- Joseph Lancia 2017

WE BUILD ON YOUR IDEAS

Serving upstate South Carolina since 1997, Hollison Custom Homes has made its mark combining creative design with unparalleled expertise. The primary goal of owner and president, Scott Lynch, is to build on your ideas and to create a dream home that unites your vision with our high quality construction and craftsmanship.

You'll discover that our homes are designed with today's most essential elements: they protect the environment and save on energy costs; they provide sophisticated outdoor living and entertaining spaces; and they feature beautiful interior spaces to fit the needs of your lifestyle. Every Hollison Custom Home is architecturally diverse from gracious Southern traditionals to light and bright contemporaries to refined rustic retreats.

