



WELCOME HOME



WWW.CSHAIKEN.COM | (803) 643-1036
230 VILLAGE GREEN BLVD. AIKEN, SC 29803

ABOUT US

STRONG FOUNDATIONS

Carolina Signature Homes has been constructing homes of distinction within Woodside Communities since 1996, building upon the historic foundations of our hometown in Aiken, South Carolina.

Our team of tight-knit contractors and vendors are distinguished for our unwavering commitment to the finest craftsmanship, the highest in quality standards, and unmatched commitment to providing a construction experience unlike any other, with a steadfast dedication to making the creation of each home not only smooth and efficient, but exciting and invigorating.





From start to finish, Carolina Signature Homes provides a construction experience unlike any other, with steadfast commitment to making the creation of your new home smooth, efficient, and exciting.

Our expert Build Team and Design Staff will be with you throughout the entire process to help steer your creative flow into creating a home that feels as comfortable as it is stunning, built in a community we're just as proud as you are to call home.



MEET OUR TEAM



Between our Project Coordination Team's impeccable organization and our Design Team's sharp eye for detail and aesthetics, the team at Carolina Signature Homes has decades of combined experience in residential and commercial construction, some with backgrounds in historic renovations around the Southeast. Chosen for their fine-tuned and versatile skills, each of our team members is client-oriented and goal-driven towards creating homes that will not only last a lifetime but exceed each and every one of our client's expectations.

DESIGNER
PORTFOLIO
HOMES

SEMI-
CUSTOMIZABLE
OPTIONS

FULLY
CUSTOM
HOMES



THE PEOPLE BEHIND THE DREAM



OUR PROJECT COORDINATION TEAM

As veterans in the construction industry, our Project Coordination team brings decades of combined experience to the table when it comes to planning and executing the creation of your new home. From start to finish, Janet, Kris, and Laura are dedicated and goal-driven to manifesting every client's unique vision, from portfolio to fully custom.

OUR INTERIOR AND EXTERIOR DESIGN TEAM

With impeccable taste and an intuitive eye, our in-house Design Team offers clients more than 50 years of combined experience in interior design and project management. Contributing to the creation of hundreds of stunning homes in our community, Nina, Alice, and Jennifer will expertly guide you through the design process to truly make your home come to life.



CSH-101

STAGES OF CONSTRUCTION



1

START: All preconstruction documents are completed and approved. This includes working drawings, site plans, and exterior colors. With engineering work and ARB approval complete, the building permit will be submitted.

2

FOUNDATION: The home site will be graded, and forms/footings will be set and dug according to the approved site plan. If your home is on a slab, the plumbing will be installed, and then the slab will be poured.

3

FRAMING: Exterior and interior walls are framed, and roof/floor rafters/trusses are installed. This is an exciting stage of construction as your home is beginning to really take shape and become a three-dimensional space!

4

DRY-IN: At this stage, the exterior sheathing, roof deck, shingles, windows, and doors are installed. Your home is now "enclosed," thus the term "dried-in."

5

MECHANICALS: This includes plumbing lines, heating and air conditioning units and trunk lines, electrical pre-wire, television, phone wiring, and gas lines. Both city and engineering inspections are conducted for the mechanical work as well as the framing.

6

PRE-DRYWALL INSPECTION: At this stage, you will meet with your project manager and walk the home. This gives you a good look at where the wiring, plumbing, gas, and air conditioning lines run in the home. This also allows one last look and take pictures to be sure you didn't miss putting in a wall plug or a switch that you may have missed!

7

INSULATION & SHEETROCK: Once the inspections are complete, your home will then be insulated, the insulation will be inspected, and the sheetrock can be installed and finished.

8

TRIM, PAINT, & CABINETS: Cabinets, trim, interior painting, and some sections of the flooring can begin. Just as framing is an exciting milestone, this stage of construction is even more so as your home starts to take on its own unique personality!

9

FLOORING & TOPS: The balance of the flooring will be installed, and the tops will be installed on the cabinets.

10

LANDSCAPING, LIGHTING, & FINISHES: In this stage, the plumbing fixtures, appliances, heating and air conditioning condensers, grills, electrical fixtures, switch plates and outlets, and carpeting are all installed. Driveways, walkways, irrigation systems, plus landscaping and plants are also installed.

11

CERTIFICATE OF OCCUPANCY: Your home is now complete! The final city inspections are done, and you are ready for your home orientation and walk-thru with your Project Manager.





CAROLINA
SIGNATURE HOMES



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FAQ'S

1 **WHAT IS A PRICING PRESENTATION?**

The pricing presentation is for a Portfolio home design. The pricing presentation estimate will list the home price, site costs, and the costs associated with your requested changes or additions to the chosen Portfolio home. The customizations you request for your home will be listed in the "Sales Pricing Worksheet."

2 **CAN WE COMPLETE THIS PROCESS VIRTUALLY?**

We understand that scheduling travel isn't always easy. We often complete the entire pre-contract process with our clients virtually through a series of phone calls and emails.

3 **WHAT IS AN ALLOWANCE?**

An allowance is a specific amount of money included in your home's construction budget that our team includes in your pricing estimate. It is allocated to be used for items such as cabinets, appliances, flooring, countertops, and tile. Once you have made your final selections, your allowances will be reconciled.

4 **HOW ARE THE SPECIFICATIONS FOR EACH HOME DESIGN MODIFIED FOR MY HOME?**

The specifications for each Portfolio home design remain unchanged, as this is the basis for the standard design price for constructing the home. Your "Sales Pricing Worksheet" is the document that captures the customizations for your home and overrides the specifications.

5 **WHAT ARE MY FINANCING OPTIONS?**

Carolina Signature Homes has a list of preferred lenders we would be happy to provide to you.

6

WHAT IS THE AVERAGE BUILD TIME?

Our average build time, from signing your contract to move-in day, is approximately 12 months.

7

HOW ARE SITE AND FOUNDATION COSTS DETERMINED?

The site and foundation cost associated with the construction of your home varies, depending on the topography of your home site and the home design you've selected. We evaluate each site and project and provide the estimated cost for the site work, and, if required, additional foundation costs including retaining wall estimates.

8

HOW MANY DAYS SHOULD WE PLAN FOR OUR VISIT FOLLOWING CONTRACT?

Following the contract, we start the Pre-Construction phase for your home. Your Build Team will coordinate with you for your Kickoff Meeting. Just let them know if you would like to spend another day or two to go through more of your selections.

9

CAN CAROLINA SIGNATURE HOMES INSTALL SELECTIONS THAT I PURCHASE ON MY OWN?

As a rule, to ensure that we can guarantee our work, the work of any contractors we employ, and the quality of materials that we use, Carolina Signature Homes will not install items that you've purchased on your own. You are still welcome to make outside purchases and have these installed once your Certificate of Occupancy has been received.

10

HOW CAN I TRACK THE PROGRESS OF MY HOME AS IT'S BEING BUILT?

Your New Home Coordinator will share instructions with you on how to access our BuilderTrend portal, where photos and progress updates can be shared seamlessly from anywhere.

