



# SWIFT CREEK HOMES

## Power of Pre-Construction

### **Power of Pre-Construction**

Our pre-construction experience is all about how we help landowners move from ideas to architectural plans, selections, and a build-ready roadmap. Learn why this process is the key for your custom home building journey.

# THE POWER OF PRE-CONSTRUCTION

## Imagine this...

**You've spent the last two months doing what everyone told you to do**—calling builders, sharing your Pinterest board, sending over ideas. A few weeks later, you get bids back. They're all over the place. One builder quoted \$1.1 million. Another came in at \$850K—plus a vague list of “TBDs.” A third seemed to ignore half your wishlist altogether.

### What went wrong?

- *They didn't ask how your family **actually lives***
- *They didn't consider how your home's design would **flow with the features** of your lot*
- *They didn't take the time to **understand the experience** you want to create in your home*



## Why The Bidding System Falls Short

It's common for new landowners to be told:  
“Just send your plans out for bids.”

*Here's the issue*—when builders are bidding off incomplete or mismatched plans, **the price they give you isn't real.**

It's an estimate based on assumptions, not a shared understanding of your vision, your priorities, or your lifestyle.

You're left with...

- ✗ Incomplete (or inaccurate) pricing
- ✗ Major change orders mid-build, adding costs
- ✗ Frustration when the budget doesn't match the final price
- ✗ A house that technically works but doesn't truly *work for you*



This is the moment many people quietly wonder if they're cut out for building. But **the bidding system is what failed them**, not the dream.



# THE POWER OF PRE-CONSTRUCTION

## Our Solution: The Pre-Construction Process

***Building your home shouldn't feel like a guessing game.*** You deserve a more thoughtful, collaborative start to what will become one of the most meaningful spaces in your life.

So what's our solution? Instead of rushing to build or price too soon, we start with a **Pre-Construction Services Agreement (PSA)**. This allows us to do the groundwork *with* you—intentionally, transparently, and thoroughly.

### What You'll Receive:

- ✓ **Discovery Calls** – A series of conversations where we dig into **how your home needs to function for you long-term**, not just how it'll look.
- ✓ **Architecture Collaboration** – We serve as your liaison with our trusted architect, helping **translate your needs into designs** that are both beautiful and buildable.
- ✓ **Selections Support** – We plan a **personalized shopping day**, walking you through material choices with cost and cohesion in mind.
- ✓ **Engineering + Site Evaluation** – We work with engineers and surveyors to ensure your home is **developed for your land's** topography, setbacks, and structural needs.
- ✓ **Full Cost Estimating** – No placeholders or TBDs—**we build a real budget** that aligns with your vision and makes smart use of your investment.



# THE POWER OF PRE-CONSTRUCTION

## More Clarity. Fewer Surprises. *Better Homes.*

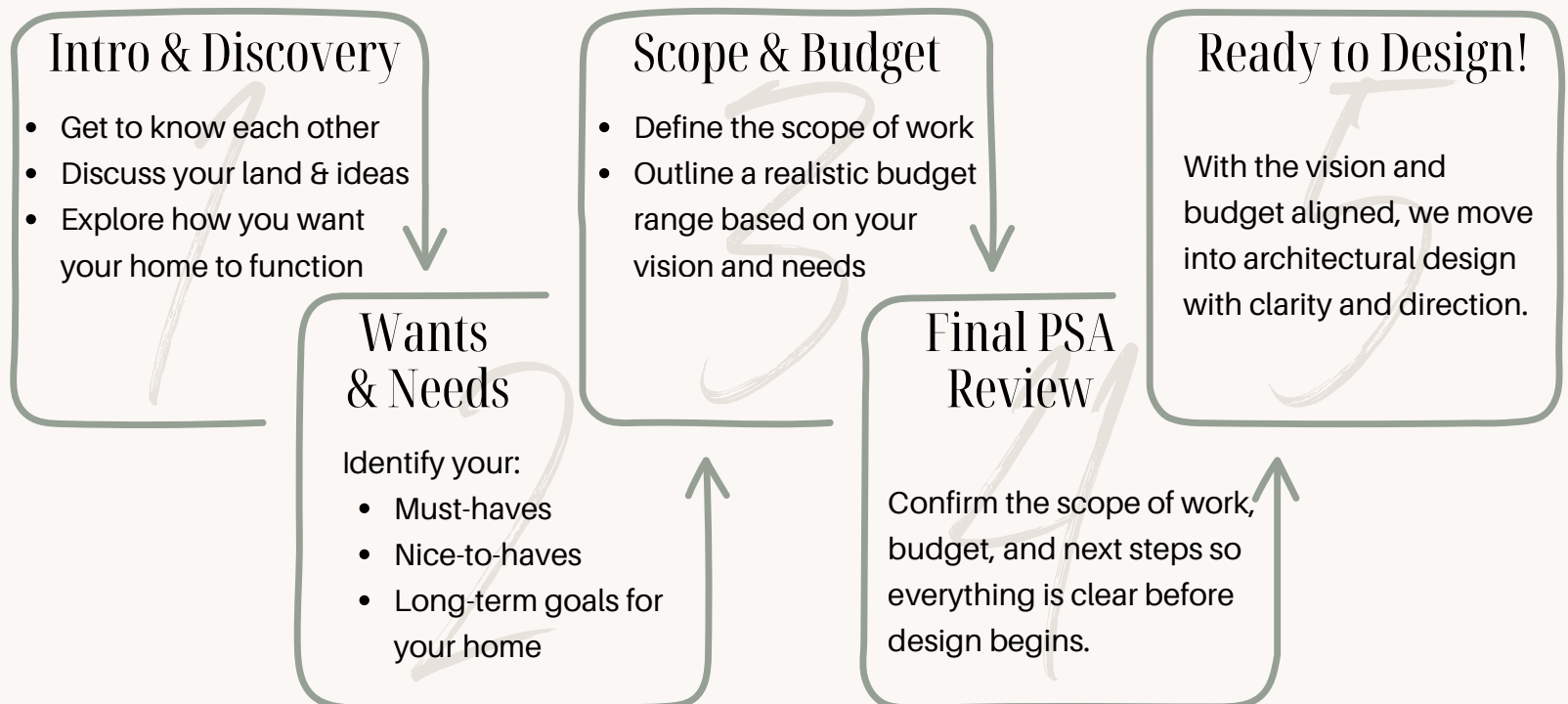
When we take the time to **get aligned on the front end**, we avoid the chaos and cost that often comes from jumping in too fast.

### Our PSA process creates:

- Budgets grounded in real selections and site conditions
- Designs tailored to your land's layout and long-term needs
- Clear, proactive communication from concept to construction
- A home ready to support the way you live—now and in the future



## How does the PSA Process work?



# Groundwork *Before* Groundbreaking

Pre-Construction is the **most valuable** part of the custom home building experience—and the reason clients end up with a home they love, not just a house that got built.

Because **how you start** the process shapes everything that follows.

Our PSA commitment to you:

**Clarity** – know what you're building and why before breaking ground

**Preparedness** – avoid last-minute changes and cost surprises

**Confidence** – make decisions based on facts, not assumptions

**Partnership** – a builder who's fully invested in your goals from Day 1



Built with *purpose*.  
Backed by *process*.

PSA is  
here

Learn+Plan

Align+Commit

Design+Build

Move In



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