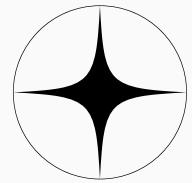


OKCMAR YPN - 2024

NEW CONSTRUCTION

A GUIDE FOR REALTORS®




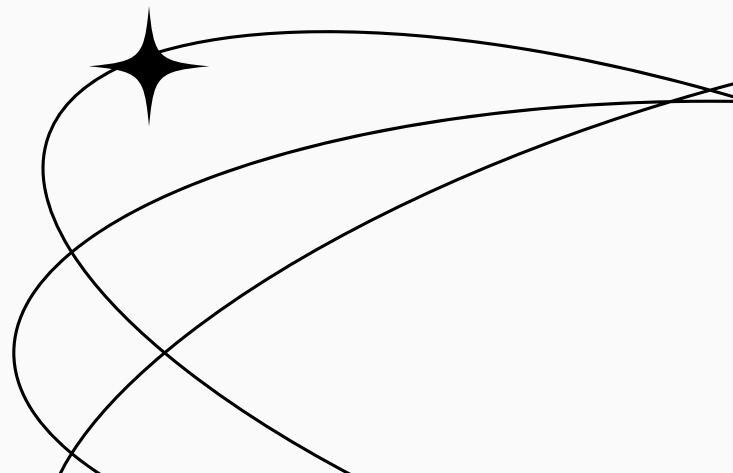
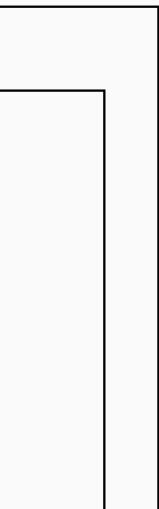


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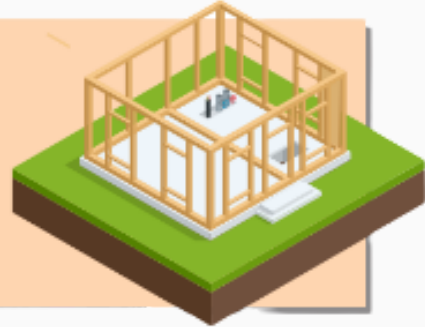
SLAB

The concrete slab is poured and construction has begun!

Next we are "going vertical,"
AKA: framing!

FRAMING

Framed walls go up and rooms start to take shape. Roof goes on next and we are working towards getting your home "dried-in." Then we go to sheetrock!



SHEETROCK

At this stage, walls are going up and your house starts to look like a home!

On to "finishing touches..."

FINISHING TOUCHES

Now you can expect the install of cabinets, countertops, flooring, landscaping and final cleanup!

We're almost finished!



FINAL ORIENTATION

Home care will be discussed and we will go over warranty processes.

Now, let's get together for the final orientation before closing!

STAGE	00	PERMIT/PLANNING
STAGE	01	FOUNDATION LAYOUT/TRENCH
STAGE	02	FOUNDATION POURED
STAGE	03	FRAME
STAGE	04	EXTERIOR FINISH
STAGE	05	MECHANICALS ROUGH
STAGE	06	INSULATION/DRYWALL
STAGE	07	INTERIOR FINISH
STAGE	08	MECHANICALS FINAL
STAGE	09	FLOORING/FINAL TOUCHES
STAGE	10	FINAL INSPECTION READY
STAGE	11	CERTIFICATE OF OCCUPANCY RECEIVED
STAGE	12	QUALITY WALK PERFORMED
STAGE	13	BUYER WALK-THROUGH/ORIENTATION

CONSTRUCTION PHASE - FOR REFERENCE ONLY (NOT A STEP BY STEP GUIDE)

1. STAKE LOT-

One of the first steps of building a home is locating your new home on its lot. This will usually involve a surveyor/contractor who will come out and accurately drive stakes to locate your home on the lot. They will be used by the excavators and foundation subcontractors to guide their work.

2. TEMPORARY UTILITIES-

You will need to have water, electricity, and toilet facilities available during the construction process.

3. CLEAR AND ROUGH GRADE-

Clearing is the removal of trees and undergrowth from the actual construction site and yard areas. Rough grading is moving the dirt around to establish the approximate drainage patterns, yard areas, drive and walk levels, etc. that you hope to achieve.

4. WELL-

If you are going to have a well, dig it early to ensure water is available for construction.

5. EXCAVATE-

This is where a piece of earth-moving equipment moves dirt to set the grade of your foundation, grade is shot using a laser to ensure a level foundation.

6. FOOTINGS-

Footings are dug, rebar installed, and inspected before pouring.

7. FOUNDATION FORMS-

The foundation is the concrete on which the first floor rests. Also known as a "slab." Forms are installed and dirt is backfilled in preparation for the plumber.

8. SLAB PLUMBING & ELECTRICAL-

Plumbers "rough-in" plumbing pipes, and electricians layout underground wiring that are set in the concrete slab.

9. CONCRETE SLAB-

The "slab" is poured after rebar grid is installed and inspection is complete.

10. FRAMING, WINDOWS, AND EXTERIOR DOORS-

The walls, ceiling, and roof are the focus of this construction activity. The framer usually installs the windows and exterior doors. Roof decking and shingles get installed.



CONSTRUCTION PHASE - FOR REFERENCE ONLY (NOT A STEP BY STEP GUIDE)

11. EXTERIOR SIDING AND TRIM -Exterior veneer gets installed (Brick, stone, stucco, siding, etc.).

12. GARAGE DOORS AND EXTERIOR LOCKS

This step secures the property and it is now considered “in the dry”.

13. ROUGH HVAC

Duct work for your HVAC system is laid out and installed along with the furnace.

14. ROUGH PLUMBING

Plumber installs plumbing pipes and natural gas lines as needed.

15. ROUGH ELECTRICAL AND ALARM

The electrician will put in the boxes (switch, outlet, and lighting) and will pull the wires into them. Cable, telephone, speaker wires, etc. are also installed at this point. Alarm soft wire is ran.

16. INSULATION

Once everything else is in the walls and rough inspections are completed, it's time to insulate your home.

17. DRYWALL

Sometimes called “Sheetrock®.” This will be “hung” (nailed or screwed to the wall studs and ceiling joists), taped (at the joints), and “mudded” (joint compound applied).

18. CABINETS

Base and wall cabinets installed.

19. INTERIOR DOORS AND TRIM

Trim carpenters install base trim, crown molding, and doors. Any other specific woodwork is also completed at this time (Shutters, fireplace, shelving, closets, etc.).

20. PAINT AND WALLPAPER

Painters arrive after the trim carpenter, prep the home for paint, and begin applying primer and color

CONSTRUCTION PHASE - FOR REFERENCE ONLY (NOT A STEP BY STEP GUIDE)

24. COUNTERTOPS

Granite or solid surface countertops are templated, cut, and installed.

25. FLOORING

Floor coverings and ceramic tile are installed.

26. FINISH ELECTRICAL

Electrician installs the switches, outlets, light fixtures, ceiling fans, doorbell, etc. Electrician will also hook up the appliances, furnace, air conditioner, and any other electrical features.

27. FINISH PLUMBING

The plumber will install the sinks, lavatories, toilets, and faucets.

28. FINISH HVAC AND FINAL HEAT

HVAC contractor will install the registers and get the furnace and air conditioning running properly.

29. SHOWER DOORS AND MIRRORS

Install shower doors and hang mirrors.

30. CARPET

Floors are cleaned, pads installed, then carpet laid.

31. HARDWARE AND SCREENS

Interior door hardware, cabinet hardware, and window screens are installed.

32. CLEAN UP

This is the final interior clean up.

33. FINAL PAINT

Painter returns to touch up.

34. FINAL GRADE AND LANDSCAPING

The final finished grades are established to ensure proper drainage away from the home, and to prepare the yard for landscaping. Trees, shrubs, grass, etc. are installed.



PRE-CONSTRUCTION

Questions that agents may consider asking home builders before meeting them with their clients;

- What is the expected timeframe for completing a home from start to finish?
- Can you provide examples of past projects or homes you've built?
- What customization options do you offer for floor plans and designs?
- What energy-efficient features are included in your homes?
- Do you offer any warranties on your workmanship or materials?
- Are there any specific design styles or architectural features you specialize in?
- How do you handle change orders or modifications during the building process?
- Can you provide references from previous clients or homeowners?
- What is your approach to handling any issues or concerns that may arise during construction?
- Do you have any preferred lenders or financing options for potential homebuyers?



PRE-CONSTRUCTION

Questions that agents may consider asking home builders before meeting them with their clients;

- Are there any specific neighborhoods or communities where you primarily build?
- What is the process for selecting finishes, fixtures, and materials for the home?
- How do you ensure quality control and adherence to building codes throughout the construction process?
- Are there any green building certifications or standards your company adheres to?
- What is your policy regarding on-site visits or inspections during construction?
- Can you provide a breakdown of the overall cost and payment schedule for building a new home?
- Do you have experience working with first-time homebuyers or clients with specific needs?
- How do you handle landscaping and outdoor features as part of the construction package?
- Are there any potential challenges or obstacles that clients should be aware of during the building process?
- What sets your company apart from other home builders in the area?
- Are there any items that aren't included in your builds that my client should be aware of? (Garage openers, Attic Doors, etc.)



CONSTRUCTION

Here are some questions agents can ask home builders during the construction phase;

- What is the current status of the construction timeline, and are there any delays or changes we should be aware of?
- Can you provide updates on the progress of specific milestones or stages of construction?
- Have there been any unforeseen challenges or issues encountered during the building process, and how are they being addressed?
- Are there any opportunities for my client to visit the construction site and see the progress firsthand?
- Can you explain the installation and functionality of key features or systems being incorporated into the home (e.g., HVAC, plumbing, electrical)?
- How are decisions regarding design modifications or change orders being communicated and implemented?
- What measures are being taken to ensure quality control and adherence to building standards and regulations?
- Are there any decisions or selections that my client needs to make at this stage of construction, such as finishes, fixtures, or materials?
- Can you provide information on any additional options or upgrades that are available to my client at this point in the process?
- How are payments being handled throughout the construction phase, and what is the schedule for future payments?



CONSTRUCTION

Here are some questions agents can ask home builders during the construction phase;

- What steps are being taken to address safety and security concerns during the construction process?
- Are there any upcoming inspections or milestones that my client should be aware of?
- Can you explain the process for addressing punch list items or any outstanding issues that may arise near the completion of construction?
- How are you handling landscaping and exterior finishing touches as the project nears completion?
- What documentation or records will my client receive upon the completion of construction, including warranties, manuals, and maintenance instructions?
- Are there any additional resources or contacts my client should be aware of for ongoing support or assistance after moving into the home?
- How do you handle final walkthroughs and inspections with clients before closing on the property?
- Can you provide any recommendations or tips for my client as they prepare for the transition into their new home?
- What post-construction services or support do you offer to ensure client satisfaction after they've moved in?
- Is there anything else my client should know or consider as we approach the completion of construction and the closing process?



AFTER MAJOR COMPLETION

Here's a list of questions to ask a builder after major completion and before taking possession of the home;

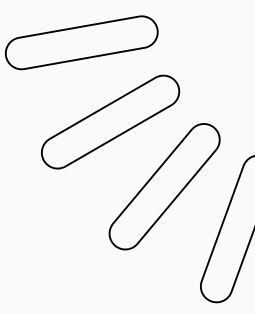
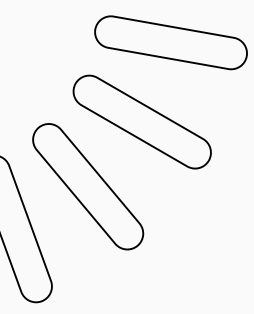
- Can you provide a comprehensive walkthrough of the completed home, highlighting key features and functionalities?
- Are there any outstanding items or unfinished work that need to be addressed before my client takes possession?
- Can you explain the process for addressing any issues or concerns that arise after my client moves in?
- Have all necessary inspections and certifications been obtained for the completed home?
- Can you provide documentation for warranties on materials, appliances, and workmanship?
- Are there any specific maintenance recommendations or schedules my client should be aware of for different aspects of the home?
- Can you demonstrate how to operate and maintain key systems and appliances in the home, such as HVAC, plumbing, and electrical?
- Are there any special instructions or considerations for managing landscaping, outdoor features, or exterior maintenance?
- What are the procedures for submitting warranty claims or requesting repairs in the future?
- Are there any community rules, regulations, or HOA requirements that my client needs to be aware of after taking possession?



AFTER MAJOR COMPLETION

Here's a list of questions to ask a builder after major completion and before taking possession of the home;

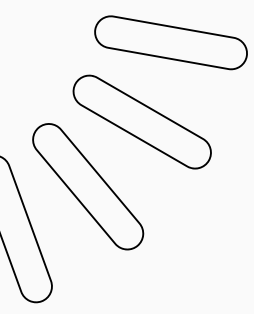
- Can you provide contact information for any subcontractors or service providers who may have worked on the home?
- Are there any ongoing construction projects or activities in the vicinity of the property that my client should know about?
- Can you explain the process for obtaining final utility connections and transferring services into my client's name?
- Are there any outstanding permits or documentation that my client needs to be aware of before taking possession?
- What steps have been taken to ensure the security and safety of the home and its occupants?
- Can you provide information on any applicable homeowners' association fees or assessments, including payment schedules and services covered?
- Are there any specific instructions or precautions my client should follow during the initial settling-in period?
- Can you recommend any local resources or service providers for ongoing home maintenance and improvement needs?
- How will my client be notified of any future developments or updates related to the property or the surrounding area?
- Is there anything else my client should know or consider before taking possession of the home?



PREVIOUSLY COMPLETED NEW CONSTRUCTION

Here's a list of questions to ask a builder about an already completed new construction home:

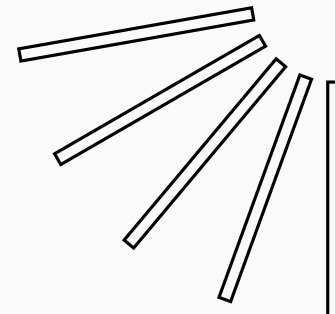
- Can you provide detailed information about the construction materials and techniques used in this home?
- What are the key features and selling points of this particular new construction home?
- Can you describe any upgrades or customizations that were included in the construction of this home?
- What type of warranty coverage does this home come with, and what does it cover?
- Have there been any recent inspections or assessments conducted on the home, and can you share the results?
- Can you provide documentation regarding the home's energy efficiency and any green building certifications it may have?
- Are there any outstanding issues or repairs that need to be addressed before the home is sold?
- Can you provide information about the neighborhood or community where the home is located, including amenities, schools, and nearby attractions?
- What is the builder's reputation in the industry, and can you provide references or testimonials from previous buyers?
- Can you explain the process for closing on the home and transferring ownership to the buyer?



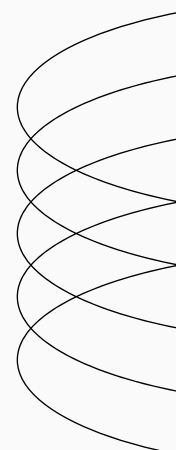
PREVIOUSLY COMPLETED NEW CONSTRUCTION

Here's a list of questions to ask a builder about an already completed new construction home:

- Are there any special considerations or restrictions buyers should be aware of regarding this property?
- Can you provide details about the builder's post-sale support and customer service offerings?
- Are there any specific maintenance recommendations or tips buyers should know about this home?
- Can you provide information on any applicable homeowners' association fees or regulations for the property?
- Have there been any recent appraisals or valuations conducted on the home, and can you share the results?
- Can you provide details about the home's security features and systems, if any?
- Are there any plans for future development or construction in the area that may impact the value or livability of the home?
- Can you provide information on the home's utility systems, including heating, cooling, and plumbing?
- Can you discuss any recent upgrades or renovations that have been made to the home since it was completed?
- Is there anything else buyers should know or consider before purchasing this new construction home?



Thank you



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