RISE DEVELOPMENT GROUP

SIP HOME KIT FAQ

Plan. Build. Deliver.

FREQUENTLY ASKED QUESTIONS · SIP HOME KITS



RISE PROJECT · STILLWATER, OKLAHOMA

Rise Development Group designs and supplies SIP home kits for single-family homes, including Rise Residences home designs. A Rise kit is a pre-engineered, pre-cut SIP shell plus the windows, doors, roofing, finishes, and MEP package to complete the house, delivered to your site. You can use your own builder to assemble and finish it, or Rise can install — kit-only versus Rise install or a full Rise Residences build is a separate sales conversation, quoted separately.

> Want Rise to plan and build the whole home? See our **Rise Residences FAQ**.

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01 THE KIT & WHO IT'S FOR

What is Rise Residences?

Rise Residences is the Rise Development Group brand for our single-family homes. On a kit sale, you buy the Rise SIP home kit for a Rise Residences design — or your own plan, which costs more than a Rise Residences plan — and either your builder or Rise (quoted separately) assembles and finishes it. If you want Rise to plan and build the whole home, see our Rise Residences FAQ.

What is a Rise SIP home kit?

A materials kit for one home: a pre-engineered, pre-cut structural insulated panel (SIP) shell plus the window and door package, roofing, interior and exterior finishes, and the mechanical, electrical, and plumbing (MEP) package, delivered to your site.

Who are Rise kits designed for?

Buyers who already own land (or have a lot under contract), have a plan or are open to one of ours, and feel the pain of labor, weather, or energy cost: workforce and attainable housing developers, small builders and general contractors who cannot find framing crews, owner-builders on rural land, rural, tribal, and remote-site projects, and cabins, ADUs, and second homes. SIPs favor simple, repeatable forms; highly custom plans with curved walls or unusual geometry go to Rise engineering before anything is promised.

02 SIPS, MATERIALS & WEATHER PROTECTION

What makes a SIP home different from traditional framing?

One SIP replaces the studs, sheathing, insulation, and vapor retarder of a conventional wall in a single piece. Panels are cut to the plan in the factory with window and door openings, electrical chases, and splines in place, so there is less field measuring, less waste, and fewer surprises. Framing is about 8.7% of a SIP wall versus about 25% of a stick-built wall (DOE Building America).

What are Rise SIP panels made of?

A rigid foam core (typically EPS, expanded polystyrene) bonded between two OSB (oriented strand board) structural skins, used for walls and roofs.

How are panels protected against termites and mold?

Termites don't eat foam, and termite protection details, such as a termite shield at the foundation, are confirmed in your project documentation and carried out by your builder with the foundation. On mold: mold needs moisture, and moisture comes from three places: water getting in, humid air condensing on cold surfaces, and everyday living like cooking, showering, and breathing. A SIP wall has no stud cavity where wet framing can hide, the seam sealant specified in the Rise plan set seals every panel joint, and the ventilation and dehumidification in the kit's MEP package manage indoor humidity instead of leaving it to chance.

Do SIP homes have mold problems? How does the kit handle mold risk?

Moisture is a concern for any tight house without a plan; it is not a SIP problem. Rise designs for it: sealed seams, no hidden wall cavity, and ductless mini-split heat pumps plus a whole-house dehumidifier in the MEP package. Your builder's correct assembly and sealing, per the Rise plan set, is what makes the envelope perform.

How are the panels sealed against the elements?

Panel adhesive, sealant, and fasteners ship with the kit, per the panel manufacturer's spec, and every panel seam is sealed during assembly. The roofing package and weather-resistive details are matched to your climate, design, and local code, and confirmed in your project documentation.

Can the weather-protection approach be customized for my climate?

Yes. Rise engineering needs your climate and snow and wind loads anyway, and weather-resistive details are coordinated with your design and local code. Changes are easy before panels are cut and expensive after, so we lock them into the plan set first.

What about water and moisture getting into the walls?

Keeping walls dry comes down to keeping bulk water out and managing indoor humidity. Panel seams are sealed during assembly, and weather-resistive details are matched to your climate, design, and local code. Indoor moisture is handled by the kit's ventilation strategy and dehumidifier. Foundation and site drainage are your builder's scope.



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03 STRENGTH & SAFETY

How strong are SIP homes?

A SIP is a stressed-skin panel, like an I-beam laid flat, and the panels act as one continuous structural unit. The Structural Insulated Panel Association (SIPA) rates load capacity equivalent to 2x10 framing at 16 inches on center. Rise engineers the SIP structure (panel layout, openings, connections) for your jurisdiction; foundation design stays with your builder or their engineer.

What high-wind and impact information is available?

Rise engineering designs the SIP structure for the wind loads of your site, which is why we ask for your climate and wind load early. Product approval and testing documentation for the specified panel system is available on request for your builder and building official to review.

Can SIP homes be built in seismic areas?

SIP structures can be engineered for site requirements, including seismic. Rise engineering reviews your site and jurisdiction before anything is promised, and confirms the SIP structure for your loads. Foundation design for seismic stays with your builder or their engineer.

How does Rise address fire safety?

Code treats a SIP wall like any wood-frame wall: half-inch gypsum on the inside provides the required thermal barrier. SIP construction is covered in IRC Section R610, and fire-rated assemblies are available where a project requires them.

Are SIP homes quieter inside?

A SIP shell has a continuous insulated envelope with sealed seams and far fewer gaps than a stick-framed wall, which helps limit outside air, and the noise it carries, getting in. How quiet a home is also depends on the windows, doors, and site, so we don't promise a specific sound rating.

04 ENERGY & COMFORT

What insulation performance do Rise kits offer?

A thinner SIP wall outperforms a thicker stick wall because there are almost no studs to leak heat through: Oak Ridge National Laboratory found a 4-inch SIP wall (R-14) outperforms a 2x6 wall with R-19 fiberglass. Exact R-values for your plan are listed in your project documentation.

Can a SIP home help reduce heating and cooling expenses?

Yes. SIPA reports SIP homes are about 50% more energy-efficient than traditional framing. Your actual bills depend on your plan, climate, and how the home is built and run, so we don't guarantee a bill amount.

How does SIP construction support high-performance home standards?

Continuous insulation, very little framing, and sealed seams make a tight envelope: SIP buildings routinely test under 3.0 ACH50 on a blower door (SIPA), a result most stick builders can't hit without extra sealing work. Any energy certification is documented per project; we don't promise a blower-door number for your house.

How is fresh air and humidity managed in a tightly sealed home?

Rise SIP plans are designed around ductless mini-split heat pumps and a whole-house dehumidifier, because a tight shell needs both. They ship as part of the kit's MEP package. The building-science rule is "build tight, ventilate right": fresh air is brought in on purpose, not through cracks, and the dehumidifier manages indoor humidity year-round. Rise engineering sizes the mechanical package to your plan and climate; a right-sized system runs long enough to pull moisture out, where an oversized one short-cycles.

05 ASSEMBLY, INSTALLERS & CUSTOMIZATION

How quickly can a complete Rise home be assembled?

The shell goes up in days, not weeks. Panels arrive pre-cut and numbered, and with an experienced crew, a prepared foundation, and materials on site, the shell can be dried-in in as little as about 3 days. Move-in can be in as little as about 6.5 weeks — documented on a Rise project in Stillwater, Oklahoma — depending on the project, your builder's schedule, inspections, local ordinances, and certificate of occupancy (CO) timing. SIPs cut framing time about 55% versus conventional wood framing (R.S. Means study, via SIPA).

How are the panels prepared for installation?

In the factory: wall panels are cut to plan with window and door openings pre-cut and chases for electrical; roof panels are sized to the plan's roof design. Panels are numbered and keyed to assembly drawings and a panel layout, and ship with splines, plates, connection lumber, adhesive, sealant, and fasteners.

Can SIP construction make electrical installation easier?

Yes. Electrical chases are cut into the panels at the factory at outlet and switch height. Plumbing goes in interior walls, which are conventionally framed, so your plumber works the way they always have. Electrical and plumbing work is done by your licensed trades under local code.

Can our own contractor assemble a Rise home?

Yes. On a kit sale you can use your own builder: they supply the foundation and the labor to assemble and finish the home, using the numbered panels and assembly drawings. Rise can also install — that is a separate sales path, quoted separately from kit-only. Most first-time SIP crews say the second house goes faster than any stick house they've built.

Does Rise offer on-site training or installation services?

Yes. Rise will install. Kit-only versus Rise install (or a full Rise Residences build) is a separate sales conversation, quoted separately from the materials kit. If your own crew is assembling, we can also connect them with a Rise-approved installer for the first home or the whole shell, named in your proposal after Rise management approves.

Can Rise manage the construction process?

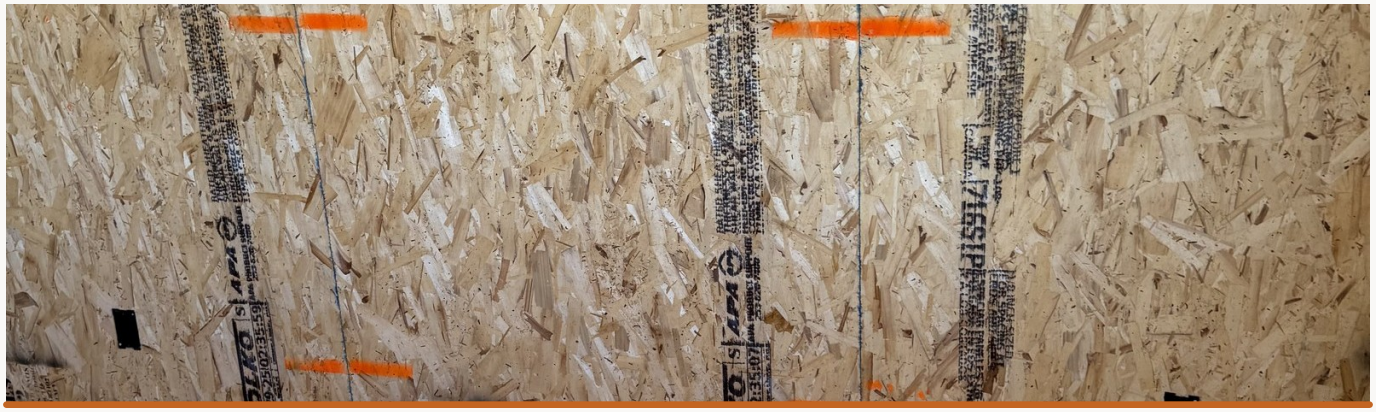
On a kit-only sale, Rise designs and supplies the kit; your builder (or Rise install, if you choose that path) takes it from foundation through finish. Rise install and a full Rise Residences build — where Rise plans, builds, and manages the whole home — are separate sales conversations, quoted separately. Your Rise rep stays with you from purchase agreement through delivery as your single point of contact. See our Rise Residences FAQ for the whole-home path.

Can floor plans, finishes, and protection details be customized?

Yes, before the panels are cut. Bring your own plan or choose a Rise Residences plan; get changes into the plan set, then lock it. Using your own plans costs more than Rise Residences plans. Any structural change goes through Rise engineering. SIPs favor simple, repeatable forms.

Can Rise support multi-home developments?

Yes. Workforce and attainable housing developers are a core kit buyer, and Rise offers a multi-unit kit program on a standard plan for repeatable plans and fast cycle times. Development scope is confirmed with Rise management.



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06 WHAT'S IN THE KIT, SITE WORK & SHIPPING

What is included in a kit?

- Wall panels, cut to plan, openings pre-cut, chases for electrical
- Roof panels, sized to the plan's roof design
- Splines, plates, and connection lumber
- Panel adhesive, sealant, and fasteners, per the panel manufacturer's spec
- Structural/SIP engineering for the panelized shell (panel layout, openings, connections) for your jurisdiction; foundation design stays with your builder or their engineer, and architectural plans are scoped separately
- Assembly drawings and a numbered panel layout
- Window and door package, roofing, interior and exterior finishes, and the MEP package (including mini-split heat pumps and whole-house dehumidifier)
- Optional: Rise's pod line can be added to the order

The exact bill of materials is confirmed for each order before it goes into the purchase agreement, since kit contents vary by plan and jurisdiction.

What site work is arranged separately?

- **Foundation.** Your builder builds it; foundation design and engineering stay with your builder or their engineer. Rise supplies the foundation plan requirements for the SIP shell.
- **Installation labor.** Assembly and finish by your builder, or Rise install (quoted separately — a different sales path from kit-only), or a Rise-approved installer.
- Site work, utility service lines, and permits are arranged by you or your builder. Rise supports your permit submittal; Rise does not pull the permit.

Is furniture included?

No. The kit covers the home's materials, not furniture.

How are the materials shipped?

Panels and materials ship by truck to your site once production is complete. Before delivery we confirm that a semi and a crane can reach the site and that there's room to stage panels. Your delivery window is confirmed once the agreement is signed, plans are approved, and production is scheduled; the shipment plan is set per project.

07 PERMITS, FINANCING & PRICING

Are SIP homes recognized by building departments?

Yes. SIPs have a prescriptive path in the International Residential Code (IRC Section R610) and are recognized by the International Code Council. Rise engineers the SIP structure for your jurisdiction and supports your permit submittal; the full plan set goes through normal plan review, permitting, and inspection. Tell us your building department and we'll confirm before you commit.

Can SIP homes qualify for conventional financing?

Yes. A SIP home is site-built, permanent construction on a foundation with stamped plans and standard code compliance, so it is financed like a site-built house, not a manufactured home, through programs such as conventional, VA, FHA, and USDA. Your lender underwrites you and the project; Rise supplies the SIP structural plans, kit specifications, and cost breakdown your lender and appraiser ask for. Approval and terms are up to your lender.

How is the price of a kit determined?

Rise management prices every kit against your plan, kit contents, and delivery location, and your rep walks you through the proposal live. Using your own plans costs more than Rise Residences plans. Foundation, site work, and Rise install (if you choose that path) are separate line items. A deposit is due at signing, and the balance follows the schedule in the purchase agreement.

How long does the complete project take?

On the kit side: plan and scope review, proposal, purchase agreement, engineering and stamped-plan approval, panel production, then delivery. Production is scheduled once the agreement is signed and plans are approved, and we confirm your delivery window then. After delivery, your builder's schedule, inspections, and local requirements set the pace; see the assembly answer above for the Stillwater example.

08 QUALITY, WARRANTY & OWNERSHIP

How does Rise verify panel quality before delivery?
Panels are cut to the plan in the factory from the stamped, buyer-approved plan set, with a fixed bill of materials per plan, and are numbered to the layout drawings. Quality and inspection steps for your order are confirmed in your project documentation.

What warranty comes with a Rise kit?
Warranty terms are set out in the written purchase agreement; your rep will point you to them.

Do SIP homes require special upkeep?
No special program. Care is much like any home: roofing, exterior finishes, windows, doors, sealants, drainage, and keeping the mini-splits and dehumidifier maintained so they keep managing humidity.

Can homeowners hang pictures, shelves, TVs, or cabinets?
Yes. The OSB skins give a fastening surface for most everyday items; heavy loads such as cabinets and wall-mounted TVs use proper attachment details or blocking per the plan set.

Can a SIP panel be repaired or modified later?
Yes, with the right details. Have the structural/SIP design reviewed by an engineer before cutting new openings or making structural changes.

09 GETTING STARTED

How do I request designs, specifications, or a quote?
Talk with Rise sales representative Alex Sodenkamp about your plan, site, and builder, or start at risedev.group/contact. New inquiries get a call within one business day.

What should I have ready for our first conversation?
Your land location (owned or under contract), your plan or sketch (or interest in one of ours), target square footage, number of units, and timeline, who is building it (you, a builder you've hired, or nobody yet), whether the foundation is designed or anything is permitted, site access for a semi and crane, your building department, and your lender if you have one.

Can builders receive technical documents for review?
Yes. Builders get the stamped SIP structural plans, assembly drawings, and numbered panel layout, plus the foundation plan requirements for the SIP shell. Product approval and testing documentation for the specified panel system is available on request.

START YOUR KIT WITH RISE

Connect with Alex Sodenkamp or visit risedev.group/contact. **Plan. Build. Deliver.**

Companion guide: Rise Residences FAQ

Disclaimer. For general informational and sales purposes only; not a legally binding agreement. Kit contents, specifications, pricing, delivery, warranty, and schedules are governed by the purchase agreement and project documentation. Industry figures are from SIPA, DOE, and Oak Ridge National Laboratory and are not guarantees for a specific home.