RISE DEVELOPMENT GROUP

RISE RESIDENCES FAQ

Plan. Build. Deliver.

FREQUENTLY ASKED QUESTIONS · RISE RESIDENCES



RISE PROJECT · STILLWATER, OKLAHOMA

Rise Residences is the Rise Development Group brand for our single-family homes. We plan and build custom homes for builders, developers, and homeowners, and one team takes your home from plans to final walkthrough. We pick the build method that fits the home, the site, and the budget, and structural insulated panels (SIPs) are one way we build.

> Only need materials? See our **SIP Home Kit FAQ**.

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01 WORKING WITH RISE

What is Rise Residences?

Rise Residences is the Rise Development Group brand for our single-family homes. We plan and build custom homes, and also offer pre-designed home models, with one team and one point of contact from plans to final walkthrough. Rise Development Group also delivers commercial, subdivision, multifamily, hotel, and care and recovery projects.

Who are Rise homes designed for?

Builders and developers, and homeowners. Whether it is one custom home or a multi-home development, we start with your plans, your lot, and your goals.

Do you only build with SIPs?

No. SIPs are one way we build. We also frame conventionally. We choose the method that fits the home, the site, and the budget, and we build the whole house either way.

02 BUILD METHOD: SIPS (WHEN THEY FIT)

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 engineered panel, precision-cut in the factory with openings and electrical chases prepared before it ships. That means less cutting on site, a continuous insulated envelope, and a shell that goes up fast.

What are Rise SIP panels made of?

Structural OSB (oriented strand board) facings bonded to a rigid EPS (expanded polystyrene) foam core, used for the walls and roof the design calls for.

How are Rise panels protected against termites and mold?

Termites don't eat foam, and termite protection details for your home, such as a termite shield at the foundation, are confirmed in your project documentation. 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. That is a concern for any tight house without a plan; it is not a SIP problem. A SIP wall has no stud cavity where wet framing can hide, panel seams are sealed during assembly, and we design in controlled ventilation and humidity management rather than relying on leaky walls to dry out.

How does Rise seal the panels against the elements?

Every panel seam is sealed during assembly, and weather-resistive details are matched to the climate, design, and local code. Details are confirmed in your project documentation.

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

Yes. Sealing and weather-resistive details are selected for your climate, whether hot and dry or wet and humid, and coordinated with the design and local code.

What about water and moisture getting into the walls?

Keeping walls dry comes down to two things: 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 planned ventilation and humidity management. Foundation and site drainage are scoped per project, and details are confirmed in project documentation.

03 STRENGTH & SAFETY

How strong are SIP homes?

SIPs are structural components, not just insulation: a SIP is a stressed-skin panel, like an I-beam laid flat, with load capacity rated by SIPA as equivalent to 2x10 framing at 16 inches on center. Rise engineers the structure of the home and the SIP panels (panels, connections, anchorage, and roof) for your site and code. Foundation engineering and the full architectural plan are not part of Rise's engineering scope; they are handled separately for your project.

What high-wind and impact information is available?

Rise engineers the home's structure and SIP panels for the wind requirements of your site. Product approval and testing documentation for the specified panel system is available on request for contractors and building officials.

Can SIP homes be built in seismic areas?

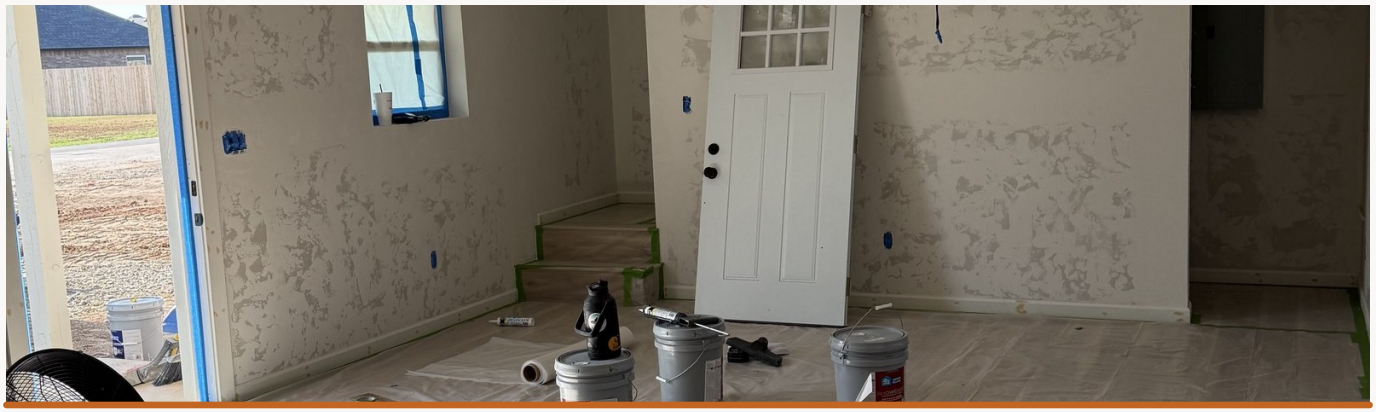
Yes. SIP structures can be engineered for the seismic requirements of a site. Rise engineers the structure and SIP panels for your seismic and code requirements; foundation engineering is handled separately for your project.

How does Rise address fire safety?

Homes are designed to meet applicable residential code, including specified fire-protection assemblies and finishes. Code treats a SIP wall like any wood-frame wall: half-inch gypsum on the inside provides the required thermal barrier, and SIP construction is covered in IRC Section R610.

Are SIP homes quieter inside?

A SIP home 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.



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04 ENERGY & COMFORT

What insulation performance do Rise homes offer?

SIP walls have almost no studs for heat to leak 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 home are listed in your project documentation.

Can a SIP home help reduce heating and cooling expenses?

Yes. Continuous insulation and sealed joints can reduce heating and cooling demand over the life of the home; SIPA reports SIP homes are about 50% more energy-efficient than traditional framing. Actual bills depend on your home, climate, and use, so we don't guarantee an amount.

How does SIP construction support high-performance home standards?

Continuous insulation, reduced thermal bridging, and sealed seams make a tight envelope; SIPA reports SIP buildings routinely test under 3.0 ACH50 on a blower door. Any energy certification is documented per project.

How is fresh air managed in a tightly sealed home?

A tight home needs a plan for fresh air and moisture, so we design one in. The building-science rule is "build tight, ventilate right": fresh air comes in on purpose through planned mechanical ventilation rather than through cracks, and humidity management is part of the mechanical design. Equipment is sized to your plan and climate.

05 SCHEDULE & BUILDING WITH RISE

How quickly can a complete Rise home be assembled?

When we build with SIPs, the home can be weather-tight in days: with an experienced crew, a prepared site, and materials on hand, 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, schedules, inspections, local ordinances, and certificate of occupancy (CO) timing.

How are the panels prepared for installation?

Panels are cut to the plan in the factory, with window and door openings, electrical chases, and splines in place, and numbered to the assembly drawings and panel layout so the shell goes up in order.

Can SIP construction make electrical installation easier?

Yes. Electrical chases are cut into the panels at the factory at outlet and switch height, so there's less routing and drilling on site. Plumbing runs in conventionally framed interior walls. All work is done under the project plans and local code.

Can our own contractor assemble a Rise home?

On a Rise Residences build, Rise builds the whole home with one team and no handoffs. If you would rather buy the materials kit, you can use your own contractor or have Rise install (a separate sales path, quoted separately); see the SIP Home Kit FAQ.

Does Rise offer on-site training or installation services?

Yes. Rise will install. On a Rise Residences build, Rise's own team builds the home. On a kit sale, Rise can install the kit as a separate sales path (quoted separately from kit-only), or you can use your own builder; see the SIP Home Kit FAQ.

Can Rise manage the construction process?

Yes. On a Rise Residences home, Rise plans and builds the whole home and self-performs where it counts, so you work with one team and one point of contact from plans to final walkthrough.

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

Yes. Most of our work is custom design-build. Rise also offers pre-designed Rise Residences home models with select finish choices. Using your own plans costs more than Rise Residences plans. Weather-protection details are matched to your climate and code. Changes are easiest before panels are cut, and structural changes go through Rise engineering.

Can Rise support multi-home developments?

Yes. We plan designs, styles, and finishes around the goals of the development, with coordinated deliveries and construction across phases.

06 WHAT'S INCLUDED

What is included in a Rise Residences home package?

Rise builds the whole home. Your scope and a project-specific inclusion list spell out exactly what is included, from the shell and envelope through the materials and finishes chosen for your project.

What site work is arranged separately?

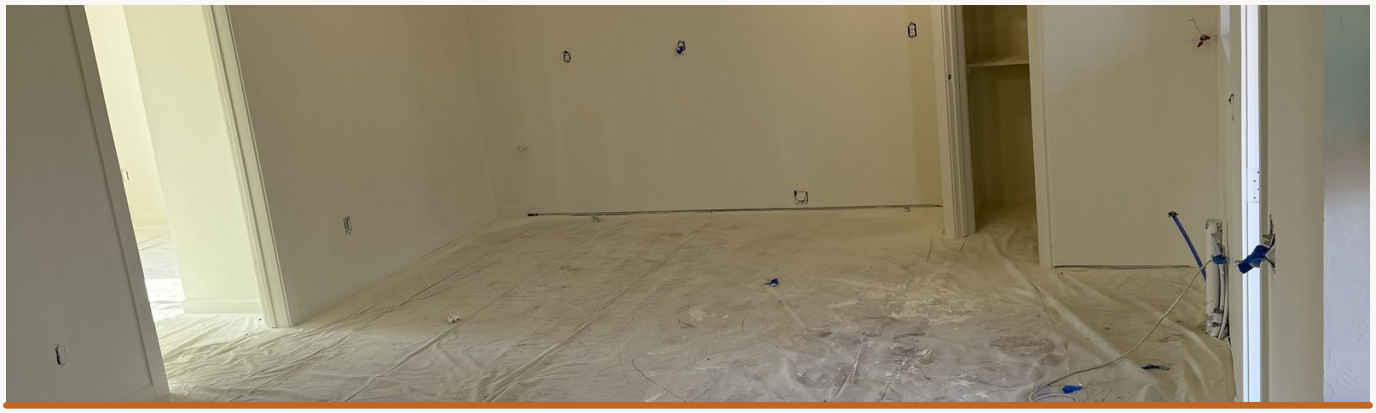
Land preparation, foundation, utility service lines (sewer, water, electrical), and permit fees are scoped per project and walked through during planning. Foundation engineering is handled separately from Rise's structural/SIP engineering.

Is furniture included?

No. Furniture is an optional add-on.

How are the materials shipped?

Rise coordinates deliveries to your site as part of the build, with timing matched to construction progress and on-site staging. The delivery plan is set for each project.



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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). Rise homes follow the normal plan-review, permitting, and inspection path for site-built homes.

Can SIP homes qualify for conventional financing?

Yes. Rise homes are site-built, permanent construction on a foundation, so they can qualify for conventional and construction financing like a stick-built home. Work with your preferred lender or construction lender; Rise supplies the plans, specifications, and cost breakdown they ask for. Approval and terms are up to your lender.

How is the price of a Rise home determined?

Each estimate is project-specific, based on the plan, materials, customization, and location, and separates the home scope from site work, foundation, utilities, and permitting. Using your own plans costs more than Rise Residences plans.

How long does the complete project take?

The full schedule covers design and approvals, site prep, foundation, deliveries, shell, mechanical and electrical, finishes, and inspections. We give you a realistic schedule for your design and site.

08 QUALITY, WARRANTY & OWNERSHIP

How does Rise verify panel quality before delivery?

SIP panels are engineered by Rise and precision-cut in the factory to the approved plans; quality and inspection steps for your project are confirmed in your project documentation.

What warranty comes with Rise SIP construction?

Coverage is set out in the written warranty and project documents.

Do SIP homes require special upkeep?

No. Care is much like any home: roofing, exterior finishes, windows, doors, sealants, drainage, HVAC, and ventilation.

Can homeowners hang pictures, shelves, TVs, or cabinets?

Yes. OSB facings give a fastening surface for most everyday items; heavy loads use proper attachment details or blocking.

Can a SIP panel be repaired or modified later?

Yes, with the right details. Have the structural/SIP design reviewed before new openings or structural changes.

09 GETTING STARTED

How do I request designs, specifications, or a quote?

Talk with Rise sales representative Alex Sodenkamp about your plans, lot, and goals, or start at risedev.group/contact.

What should I have ready for our first conversation?

Your plans or a sketch, lot address, approximate size, number of homes, target start, and your lender if you have one.

Can builders receive technical documents for review?

Yes. Builders and building officials can review the structural/SIP engineering and project specifications, and product approval and testing documentation for the specified panel system is available on request.

START YOUR RISE RESIDENCES CUSTOM HOME

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

Companion guide: SIP Home Kit FAQ

Disclaimer. For general informational and sales purposes only; not a legally binding agreement. Specifications, schedules, inclusions, warranty, and pricing are governed by the written agreements and project documentation. Industry figures are from SIPA and Oak Ridge National Laboratory and are not guarantees for a specific home.