



GUIDE TO

HOME
RENOVATIONS





Guide to Building a Custom Home

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FAMILY FIRST, EXCELLENCE ALWAYS



Family First, Excellence Always

To our valued clients:

Our team at Land Rush Homes is passionate about your remodeling and making your current home, the perfect home for you and your family. We work tirelessly to ensure our processes and projects are representative of our passion for customer service and satisfaction. As we work with you and your family on your project, we know there will be challenges and sometimes changes to your vision for your renovation or remodeling project. We will adapt to any circumstance to meet your goals.

We understand and will gladly accept this challenge, as promise to provide the highest level of customer satisfaction during this experience. As your partner in making your home your dream home, we will focus on your needs and expectations while delivering you a project that will improve your families' enjoyment of your home for years to come.

As your building partner, we promise to make the following contributions to your home building experience along the way:

- We will listen to what you ask and respond to your needs.
- We will communicate with you about any issues that happen along the way.
- We will constantly manage our trades, inspect our materials, and demand the highest quality of workmanship from our subcontractors.
- We promise to manage your project's budget and be good stewards of your dollars.
- Finally, we promise to always demonstrate our family core values and be kind and professional no matter the circumstance.

We are dedicated to **Family First, Excellence Always** and are extremely grateful for the opportunity to serve you and your family. We look forward to the opportunity to meet with you for a planning meeting to discuss your goals and how we can help you make them a reality. Please contact us at (405) 802-8806 or visit our website at www.LandRushHomes.com .

Sincerely,

Sean Eaton

John Cannon



Introduction

Deciding that it is time to renovate your home is a large decision with many things to think about. There will be a lot to do and many choices to make. It can be a mind-numbing process at times. Having the right professional remodeler on your side will make the experience become a positive one leaving you with satisfied results and a home to be proud to show off to relatives and friends. Deciding to do a home renovation or partial remodel gives you the opportunity to create a home living experience with your chosen features and specifications. It also gives you the chance to add living space or create some extra luxury in your daily life.

There are times when any remodel can be overwhelming, and you may question considering a remodel in the first place. Most remodel or renovation projects are complex with many people and many details involved.

A knowledgeable remodel expert with a professional team can make the entire process much easier and keep the project on schedule. Your renovation experience can be enjoyable. Yes, it is a complex process where you will have the opportunity to express your ideas and vision as to what you want your home to become. You will have the ability to address the needs of your family that might be growing or changing in some way. Space might need to be remade to conform with the needs for a baby on the way or empty nesters. You might have just purchased an older home in a great location, but it needs some major updating.

Whether you are considering a small home addition or larger renovation, make sure you understand what to expect. This guide was created to take you through the process of a home renovation, and help you understand the steps so that you will have the knowledge and reassurance that you need while making your decision.



Our Core Values

Quality

Your home remodeler should pay close attention to the quality of all materials going into your project. Controlling the quality of every detail and requiring the highest level of material shouldn't be taken lightly. It is crucial to the success of your project. Your home remodel project should last a lifetime and should be free from defective products and poor workmanship.

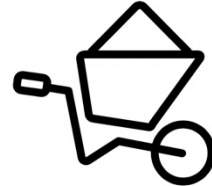
Value

Your builder should have the experience and connections with a trade base to provide you with the value you require. Value in home renovations is defined by the satisfaction of the client. Everything should be communicated and explained to you up front, so you never feel like you overpaid for anything. A great home remodeler knows how to deliver value throughout the renovation process.

Service

A great home remodeler will provide great service before during and after the process. Will your home remodeler provide the following: 1) meet you at your home and discuss expenses and ideas; 2) conduct a detailed pre-construction meeting before starting; 3) formal meeting during the remodel with a defined purpose and benefit; 4) an orientation meeting, explain all the features of your home remodel; 5) follow up meeting to make sure the home remodel is functioning and all the "fit and finish" items look right. Your home remodeler should provide all of this and give you confidence you chose the right team!

Steps of Your Home Renovation Process



So, you have a great idea about renovating or a remodel on your home, but you may not know the details of what you want yet. That is ok! The beginning of the process is all about the possibilities!

The visions of what you want your home to look like may have come from many hours of daydreaming as you stare at something you just do not like in your home. As you begin to consult with your remodeling expert you may find your vision can change a bit due to practicality, realism and budget restrictions. This is common for most remodel or full renovation projects. The first step will always be to identify your needs and wants. You can start with consider the following steps:

1. IDENTIFY NEEDS AND VISUALIZE THE CHANGES

- What are the areas of the home to be renovated?
- What are the must have items?

2. SET A BUDGET

- Chose multiple products as 1st and 2nd choices if possible.
- Discuss variances and unforeseen cost.

3. IDENTIFY TRADE PARTNERS

- Only qualified vetted subcontractors will be used.
- Performance is professional and tidy.

4. CREATE A DETAILED SCHEDULE AND TIMELINE

- What are the best times for work?
- Identify a completion target date that is agreed.

5. START THE PROJECT

- Constant communication and follow up will be provided.
- Immediate notification of unforeseen items.
- All trade partners will be held accountable for cleanliness and professionalism.
- Final payment not expected until client sign off is completed.



Identify Needs and Visualize the Changes

Talk about what have you always wanted your home to look like or the way you have wanted it to function? You may already be living in the house you will be renovating. Identify what is missing and what you do not like. Are there problems that need to be solved? If you recently purchased your home, what changes would make it the perfect fit for you and your family?

You also need to talk about how much of the home will be remodeled? Decide if you really need a complete home renovation. It is possible you only need to alter or upgrade specific rooms or locations in your home. Do you need an addition that will give you more space?

Consider how long you might stay in the house. Will you be living here for a long time, or have you been thinking of selling your home? This could change what areas you need to consider for an update such as focusing only on kitchen and bathrooms to help with resale value.

Whatever you are considering, write it all down and make a list of things you want and then a separate list of things you need. This will help you prioritize the

changes or updates that you need to address first before the budget is depleted. As you begin to list these items start with a vision of how you want your house to look. Writing it all down on paper is a great visualization exercise.

Begin to see your project come to life by looking through magazines about home improvement or searching the web for interior design sites. Pinterest and Houz are two great sites to check for ideas. Create boards on Pinterest and begin saving stuff you like. Pinning ideas will help you identify a design theme that you like and will fit your home. This information is valuable to your remodel professional as you talk about what needs to be accomplished. It will give your remodeler a good idea of your feature level desires as well as a possible budget.

Set a Budget

It is important for you and your home remodeler that you create a preliminary budget. This budget will become more specific later. Right now, you need to get an idea of the scale of the cost for the project. It is a good idea to also make a list of 1st and 2nd choices of products for your desired features. For example: if the kitchen faucet you wanted is too expensive you may need to identify a second choice which is less expensive.

Padding the budget for unforeseen cost is a good idea as you never know what to expect when a wall is opened in an older home. This can prevent some stress along the way. After you have a preliminary budget then you and your home remodeler can study your list and make good decisions about what is important and what is realistic. Another topic to discuss during the budget exercise are fluctuating material costs. Budget allowances should be considered for variances in lumber, finish out products or other items. Working with your professional remodel on a smart budget will payoff along the way and help you feel like you are in control of expenses. If you are not a good budget person, then your remodeler can assist you with this and present a detailed budget with understandable explanations.

Identify Trade Partners

It is always a good idea to ask your remodeler how they vet their trade partners or subcontractors they work with. Your remodeler should use experienced and trusted trade partners for any remodel or full home renovation. Selecting trades with the lowest price will result in terrible workmanship and a late completion date of your project. This can also lead to warranty issues in the future. A smart and reliable remodeling expert will have a deep network of qualified trade partners and subcontractors in their resource pool.

Any trade or subcontractor that will be working in your home should respect it as if it is their own home and remain professional and promote cleanliness. You may have children in another room, and you do not want them picking up bad habits or language that is inappropriate. Always demand that your remodeler sets the proper expectation of professionalism with any individual that will be entering your home.

Another demand to make is that any person working within your home should clean up as much as possible. This can be difficult if there is wood being sawn or drywall texture being removed. An attempt to be tidy should always be done as well as stopping work at an appropriate point to allow time to clean up before departing. This is a reasonable expectation to ask for during your remodel.

Create a Detailed Schedule and Timeline

As excited as you are to begin a remodel you might not be as excited to hear from your remodeler how long it will take. You also may have this confirmed by some friends that went through a remodel and complained about how long it took. Going over a timeline with your remodeling professional will help you sort out the issues that can come about when your remodel or full home renovation comes into conflict with your family's daily life. This is especially true when you continue to live in the home while it is being remodeled.

It is helpful to express to your remodeler a targeted finish date that they can work toward achieving. They can then work backwards from that date as they receive quotes and ask the trade base how long a particular task will take. Once the timeline is established you will have an idea of what you are up against. Then as you begin to schedule family vacations or school events you will always have a reference point.

Work times during the day should also be discussed up front. When you are living in your home during a remodel, there should be defined times for trades to enter and leave your home for the day. No family should be subjected to drywall work being performed at 9:00 p.m. or a plumber showing up at 5:30 a.m. Establish reasonable work hours with your remodeler and demand they enforces these times with his trade partners and subcontractors.

Start the Project

This is the time when you finally see some action and work begins. Trade partners will be in your home and will start the actual renovation work. You will begin to see your visions become reality.

Your remodeling professional will be hard at work, keeping your remodel or renovation project moving forward. They will monitor your budget, negotiate proposals, and purchase materials based on your specifications. Communication is critical between you and your remodeler once construction begins. They will need to give you an overview of your up-to-date schedule and costs, keep track of your selections, and oversee the progress every day.

You should be notified immediately, if any surprises surface such as unforeseen issues in walls or the attic. If you are not living in the home while it is being remodeled, then site visits are recommended. You should attempt to have these with your remodeler as much as possible. This will allow you to talk about your expectations, the quality of the work being accomplished as well as express issues about finish levels that might come up. Whether you are living in the home or not, do not be afraid to discuss efforts to protect your existing home or bring up any questions. Keep communication open and responsive between you and your remodeler. This will make the project go well.

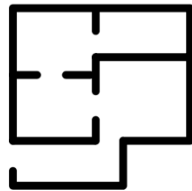
Your remodeler should pay close attention to the quality of workmanship during the construction phase. They should be on site every day to make sure work is happening and that rules of professionalism and cleanliness are being followed. They should always check the quality of the materials, watch the schedule closely and be a good steward of your dollars by watching the cost.

Final payment for any stage of the process should never be expected until you are completely satisfied with the final product. Your remodeler or home renovator should have a background in home renovation and knowledge of best

construction practices. They should understand what it takes to get the job done correctly and provide ultimate client satisfaction.

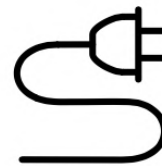
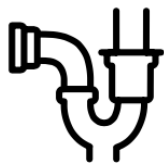
Stages of the Construction Process

While every home renovation or remodel project is different, they are similar with how the construction stages execute. Certain stages cross over each other, while others follow a critical path and are dependent on other items being completed first. It requires careful management and an eagle eye to keep the job on target.



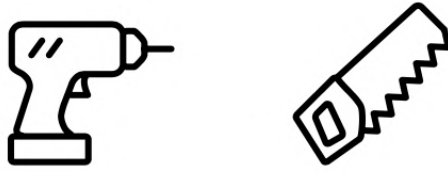
1. HOME ADDITIONS: STRUCTURAL WORK & FRAMING

Adding a home addition to your current home may require an engineered foundation along with complete framework on top of it before the next stage can begin. You will also see exterior doors and windows installed, then exterior sheathing or the skin of the structure.



2. PLUMBING, ELECTRICAL, and HVAC

All the plumbing, wiring, and heating and ventilation mechanicals will be installed by licensed experts and checked throughout the construction process to make sure they will work properly and provide the comfort levels you are expecting.



3. INSULATION

The proper amounts of insulation measured by R values are now installed. This will keep your home addition energy efficient and maintain your comfort levels.



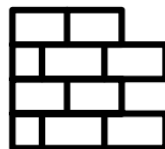
4. DRYWALL

When the sheetrock is installed, and the texture is in place, the home addition or full renovation will begin to look like what you have visualized. The walls are now ready to receive some of the finish out materials that you have previously selected.



5. INTERIOR TRIM WORK & FINISHES

Trim material such as baseboards, window stool and crown molding are now installed. The kitchen cabinets are set in place at the same time. Then painting is completed, and hardware installed. You will finally see the products you selected put in place and your vision become a reality.



6. EXTERIOR WORK

If an addition or expanded room was built and an exterior wall relocated, this will be the time to match siding or masonry material to blend the addition with your current home.



7. FLOORING

Flooring products are installed last (tile being the exception) during your renovation. After a thorough cleaning your home is ready again. You can now enjoy!



8. Quality Inspection Complete

Your builder should have a thorough check list of quality inspection items that will be reviewed. You will be scheduled to do a walk thru. This is a time when small items can be addressed. There should be an ample amount of time between the QI inspection and the close of the home so that your builder can address all items as needed.



9. The Final Walk Thru

After months of waiting and watching, you now can relax and feel great about your home improvements. Your home has been changed into the vision that you once saw on a piece of paper. The remodeler will schedule a final walk-through with you to review everything and make sure it meets the expectations you described at the beginning. It will delight you to view the finished product as you create a final punch list for items that will need to be addressed. The remodel and renovation team will complete these items quickly as they work to make you a satisfied client. You then will start enjoying your new home addition or improvement.



Warranty

The construction phase of your remodel and renovation project might be complete, however; your remodeler's responsibility for the project will continue as well as their relationship with you and your family. They should stand behind their work and continue to follow up with you in order to make sure you are satisfied. Land Rush Homes improvements ("LRH Improvements") offers a "one year" workmanship warranty that also includes all renovation materials.

Our warranty, our promise to you, covers structural components for 10 years. LRH Improvements is devoted to quality work and passionate about our commitment to our client's satisfaction. The entire LRH Improvement team will be here for you throughout the warranty period and beyond. We want our relationships with our clients to be strong and last as long as the renovations we complete.



The Land Rush Homes Promise

LRH Home Improvements is dedicated to ensuring you enjoy your remodel project for years to come. We believe a quality team of experts and professional trade partner base leads to strong relationships with our clients. We are dedicated to building and remodeling exquisite homes around the Oklahoma City area. This commitment and expertise will allow us to perform above expectations and create customer satisfaction.

When you choose LRH Improvements to do your renovation or remodel, you partner with an organization that is passionate about the quality of the work we perform. We will make sure you are heard by our team and our trade partners at

every step of the process, including decisions from the starting point to the finish line. We want you and your family to feel you are living in a finished project that exceed your expectations in every way. We at LRH Improvements want to show you how we live our values of **Family First, Excellence Always** with your next remodel and home renovation.