

THE ULTIMATE SIMPLE GUIDE TO FINDING A BUILDER FOR YOUR OASISBIOHOME



<https://wonderfulstructures.com/oasis-bio-homes/>

<https://oasisbiohome.com/>

Finding and Working with a Builder Checklist:

Step 1 Understand the Builder's Role

- Decide whether to hire a general contractor (who manages all specialists) or coordinate individual specialists yourself.
- Recognize that the builder's main influence will be on interior finishings, as most aspects of the build follow detailed technical specifications provided by OasisBioHome.
- Builders don't need to solve problems independently. OasisBioHome provides all necessary technical drawings and training resources to ensure a smooth process.
- **Timeline: You just did it. (Pat self on back)**
- **Completion Date:** _____

Notes:

Step 2 Search for Qualified Builders

- Look for licensed builders, plumbers, and electricians in your area using online directories or local recommendations.
- Focus on general residential experience; specialized solar or off-grid knowledge is not required.
- **Timeline: 3-5 Days**
- **Completion Date:** _____

Notes:



Step 3 Verify Credentials and Experience

- Confirm builder licenses, certifications, and insurance.
- Check reviews, references, and portfolios for past residential projects.
- Prioritize professionalism and reliability over niche experience.
- **Timeline: 2-3 Days**
- **Completion Date:** _____

Notes:

Step 4 Introduce Builders to the Project

- Share OasisBioHome's technical drawings, permitting kit, and assembly guides.
- Explain that the build is largely conventional, with a unique shell assembly process supported by on-site training.
- Ensure the builder understands the permitting process and aligns with project timelines.
- **Timeline: 1-2 Days**
- **Completion Date:** _____

Notes:

Step 5 Get and Compare Quotes

- Request detailed quotes from at least three builders, covering labor costs, timelines, and materials (if applicable).

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- Ensure the quotes align with your budget and the project requirements.
 - **Timeline: 3-5 Days**
 - **Completion Date:** _____

Notes:

Step 6 Negotiate and Finalize Contracts

- Discuss and agree on payment terms, milestones, and deadlines.
- Clearly define roles, including adherence to OasisBioHome specifications.
- Sign a written contract to protect all parties.
- **Timeline: 1 Week**
- **Completion Date:** _____

Notes:

Step 7 Prepare for Construction and Troubleshooting

- Coordinate schedules and ensure the builder is ready for the trainer's arrival to assist with the external shell assembly.
- Discuss contingency plans for delays or unexpected events (e.g., weather, material shortages).

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- Maintain open communication throughout the process.
 - **Timeline: Ongoing**
 - **Completion Date:** _____
 - **Notes:**



Overview: Step-by-Step Guidance

1. Understand the Builder's Role

- **General Contractor vs. Individual Specialists:**
 - A **general contractor** manages all specialists (e.g., plumbers, electricians, drywallers) and coordinates the entire build. This is ideal if you want a single point of contact for the project.
 - If you prefer to save costs and have construction experience, you can hire individual specialists directly and manage the schedule yourself.
- **Simplified Build:**
 - **OasisBioHome** is designed to make the building process as conventional and straightforward as possible.
 - Builders don't need specialized experience in solar or rainwater systems. The provided technical drawings, manuals, and videos eliminate guesswork.
 - The design of OasisBioHome removes much of the complexity typically associated with self-sufficient homes, ensuring even builders with general residential experience can succeed.

2. Search for Qualified Builders

- **Where to Look:**
 - Online directories like Angi, Thumbtack, or Houzz.
 - Recommendations from real estate agents, neighbors, or local community boards.
- **Who to Look For:**
 - Builders experienced in general residential construction.
 - Professionals who are detail-oriented and reliable, even without off-grid expertise.



3. Verify Credentials and Experience

Before hiring, ensure the builder meets professional standards:

- Confirm licenses, insurance, and certifications.
- Check reviews and request references from past clients.
- Look for builders who emphasize clear communication and professionalism.

4. Introduce Builders to the Project

- Share all **OasisBioHome** project materials, including technical drawings, assembly guides, and the permitting kit.
- Explain that the construction is largely conventional:
 - Plumbing and electrical rough-ins follow standard practices.
 - The solar system and rainwater setup are pre-designed for easy installation.
- Highlight that the only unique step is the assembly of the proprietary FRP shell, which **OasisBioHome** supports with on-site training.

5. Get and Compare Quotes

- **What to Include in a Quote:**
 - Labor costs for the shell assembly, plumbing, electrical wiring, and interior finishings.
 - Timeline estimates for each phase of construction.
 - Payment milestones (e.g., 50% upfront, 50% upon completion).
- **How to Compare:**
 - Avoid unusually low quotes that might indicate hidden costs or low-quality work.
 - Ensure timelines match your project schedule and budget.

6. Negotiate and Finalize Contracts

Before construction begins:

- Define clear payment terms tied to milestones.
- Outline responsibilities, including adherence to **OasisBioHome** specifications.
- Agree on contingency plans for unexpected delays or costs.
- Put all terms in writing to protect both you and the builder.

7. Prepare for Construction and Troubleshooting

- **Coordinate Schedules:**
 - Ensure the builder is ready for the trainer's arrival to assist with shell assembly.
 - Schedule permits and inspections in advance to avoid delays.
- **Discuss Contingencies:**
 - Plan for common issues such as weather delays or material shortages.
 - Maintain open communication to address problems as they arise.
- **Foster a Positive Relationship:**
 - Treat the builder as a partner in the process.
 - Regular check-ins will keep the project on track and resolve issues early.
 - Clear, respectful communication builds trust, helping the builder stay invested in the project's success.



Resources and Contacts

- Local Builder Contact: _____
- Contractor Licensing Agency: _____
- OasisBioHome Support for Builder Training: _____



Budget Tracker

- Estimated Budget for Builder: \$_____
- Actual Cost for Builder: \$_____



Additional Costs

- Soil Testing: \$_____
- Surveying: \$_____
- Other Fees (e.g., closing, legal): \$_____

Total Spent: \$_____

Remaining Budget: \$_____



Timeline Overview

Week 1: Understand builder needs and search for qualified builders.

Week 2: Verify credentials, introduce builders to the project, and request quotes.

Week 3: Compare quotes, negotiate terms, and finalize contracts.

Week 4-6: Secure permits, prepare the site, pay Wonderful Structures for the permit kid & to begin manufacturing your prefabricated OasisBioHome shell, pour the concrete slab, & prepare remaining items. (Manufacturing you OasisBioHome: 3-4 weeks; Shipping: 7-21 days).



WHAT IF? TROUBLESHOOTING COMMON CHALLENGES WITH BUILDERS



1. What If I Can't Find a Qualified Builder?

- **Solution:** Expand your search using online platforms like Angi, Thumbtack, or local community forums. Ask neighbors, real estate agents, or nearby developers for recommendations.
- Consider builders with general residential experience rather than niche expertise, as OasisBioHome provides all technical guidance.

2. What If a Builder's Quote Exceeds My Budget?

- **Solution:** Request itemized quotes to identify areas where costs can be adjusted. Negotiate payment terms or explore alternative materials for interior finishings.
- Seek quotes from multiple builders and compare carefully to avoid overpaying.

3. What If a Builder Lacks Experience with Off-Grid or Sustainable Features?

- **Solution:** Explain that OasisBioHome provides detailed instructions, training, and support for assembly. Builders don't need specialized expertise in solar systems or rainwater setups.
- Highlight that the only non-conventional aspect is the FRP shell assembly, which includes on-site training.

4. What If the Builder Misses Deadlines?

- **Solution:** Maintain clear, regular communication with the builder to address potential delays early.
- Include penalties for missed milestones in your contract to ensure accountability.
- Have a contingency timeline to adjust without derailing the project.



5. What If There Are Unexpected Cost Overruns?

- **Solution:** Build a 10-15% contingency buffer into your budget for unforeseen expenses.
- Request approval for any additional expenses before they're incurred.

6. What If the Builder Has Communication Issues?

- **Solution:** Set clear expectations at the start of the project. Agree on regular check-ins (e.g., weekly updates) to track progress and address concerns.
- If communication remains a problem, escalate with written communication or involve a mediator, like a project manager or consultant.

7. What If the Trainer or Materials Don't Arrive on Time?

- **Solution:** Confirm the trainer's arrival and material delivery dates well in advance. Coordinate with OasisBioHome support to ensure everything aligns with the project schedule.
- Have your builder focus on other tasks, such as interior preparation or site grading, while waiting for materials.

8. What If the Builder's Work Doesn't Meet Expectations?

- **Solution:** Conduct regular inspections of the work as it progresses to catch and address issues early.
- Refer to the OasisBioHome technical guides and ensure the builder follows the provided specifications.



9. What If There Are Delays Due to Weather or Supply Issues?

- **Solution:** Prepare for delays by including extra time in your project schedule.
- Stockpile essential materials (e.g., plumbing supplies, electrical wiring) locally to reduce dependency on last-minute shipments.

10. What If I Need to Switch Builders Midway Through the Project?

- **Solution:** Ensure all project documentation (plans, contracts, instructions) is organized and accessible.
- Communicate clearly with the new builder to bring them up to speed.

By proactively addressing these challenges, you'll stay in control of the building process and maintain a positive, collaborative relationship with your builder. This section ensures even first-time builders can troubleshoot like pros while constructing their **OasisBioHome.**