



HOME BUILDING PROCESS

the complete guide

Home Building Process

Whether you decide to build a new home, buy a new home already in progress or buy a move-in ready home, you'll start and end the process the same way with Omega - confident in your choice!

Discover Affordable Luxury™



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We’re one of the most reputable new home builders in Texas, with 50+ years’ experience building the highest quality homes.

Omega Builders is a regional homebuilder committed to continuous improvement.

Every new Omega home is built following lean principles; which means less waste during construction, higher focus on quality craftsmanship, and continuously improving our processes to increase efficiency.

From the very beginning, Omega Builders has been dedicated to the communities in which we build. With our roots in Temple, TX Omega Builders has been integral in the growth & development of our community since 1969. As we’ve grown into new regions, we’ve kept our offices local, our teams local, and our partners local – we understand what it means to be local. Each year we support schools, organizations, and charities throughout Temple-Belton, Waco and Bryan-College Station.

New homes by Omega are thoughtfully designed to make the most of the space your family shares. We understand that the design of your home is a reflection of your lifestyle and stage of life - where life unfolds and memories are made.

From concept to construction, each of our floor plans are optimized for efficiency & functionality - providing you with more value per square foot, shorter construction time, and higher reliability & performance.

At Omega, we have a dedicated team of agents, designers & superintendents to ensure your home buying experience exceeds your expectations. Our agents work with you to find your new home and guide you through the construction process.

Our team is focused on helping you throughout your journey to homeownership, and beyond!

03



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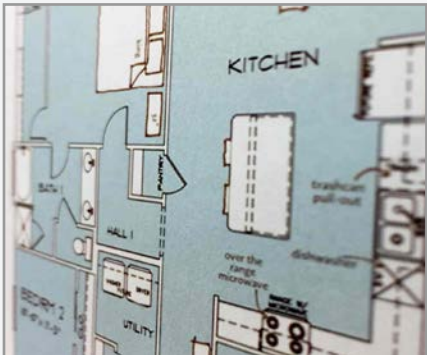
welcome.

“This is our second Omega home. We have been most pleased with Omega because of their quality workmanship and personal attention we received.”



DR. & MRS. NICHOLS
HOMEOWNER HOUZZ REVIEW

Home Building Process



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MODEL HOMES

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HOMES BUILT



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Finding the Right Home

One of the best ways to start your search is by visiting a model home.

Visiting a Model Home allows you the opportunity to discover new communities and get answers to questions you have about the home buying & construction process. If you aren't sure where to start, we'll help identify the questions most important to your search!

Our team has a wealth of information that could help you throughout your journey - whether you have questions about selling your current home, buying your first home, finding a lender, determining your budget, or about the construction process... we're happy to help!

Touring a Model Home can sometimes leave you with more questions than answers - that's why we recommend letting our team guide you through.

01. The Omega home building process starts by providing you with the tools and resources you need to make the best choices for you and your family.

Home Building Process

**"What impressed me most about Omega Builders is ...
EVERYTHING.**

PAUL SULLIVAN

HOMEOWNER HOUZZ REVIEW



Home Building Process

If you've ever toured model homes from national builders, you know that they spend thousands on upgrades, options & glitzy decor, making a really beautiful showcase home, but also setting very unrealistic expectations for what is included in your purchase.

Spend time in the communities with our team - take advantage of their offer to

show you around, not only will you avoid getting lost visiting communities not visible on map apps yet, but you'll gain valuable insights about the surrounding area as well!

Buying a new home is not the same thing as buying a car, so don't anticipate the same type of sales experience.

Choosing to purchase a new construction home doesn't mean you'll have to build from scratch or can't move-in quickly, purchasing an inventory home is a great way to save time & money.

Discover 3 types of new homes on our blog:

[3 Types of New Homes You Can Buy](#)

<https://bit.ly/HBP-3types>



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Home Building Process

The models are beautiful, very impressed with Omega homes and staff. **I keep coming back to them, so many options and locations that are feasible, and a good array of choices.** The homes are impressive and well built.

NANCY B.

HOMEBUYER GOOGLE REVIEW



02. You'll review included features and plan options & upgrades to personalize your new home when you meet with our team.

With a focus on affordability, our team is proud to offer a range of options & upgrades to suit your lifestyle & aesthetic, while keeping your budget on point.

Before you even start to think about upgrades, it is very important to understand what the standard features are that come with the home.

Carefully reviewing what features are included in the base price of your new home will help avoid misunderstandings later on and help you identify options you may want to consider adding - it also ensures you are comparing apples to apples when shopping different builders.

The **community overview** information is setup to not only show you what is included, but help you to make the best option choices for your lifestyle.

You'll find the features that are always included for the community you've chosen.

Then you'll see options to consider that are the most popular with other homeowners in the same price range. This list doesn't include every option, but showcases those that are most likely to fit your budget and style.

Most communities also offer "plan options" which are pre-designed options to personalize the layout of your home, such as extending the covered patio or adding a fireplace.

Discover popular upgrades & options on our blog:

Should I Add Upgrades to My New Home?

<https://bit.ly/HBP-upgrades>

Make it Yours

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“My wife and I contracted a home with Omega Builders - the process was much smoother than anticipated and our sales agent ensured all of our questions were answered.”

HOMEOWNER HOUZZ REVIEW

03. Once you have finalized your new home choice, your New Home Sales Agent will present you with a contract containing the options you have selected, where your home will be located, and how much it will cost.

Discover incentives available for your new home on our blog:

Builder Paid Closing Costs

<https://bit.ly/HBP-incentives>

One of the first financial obligations you'll have when buying a new home is to write an earnest money deposit check.

It is meant to show you are earnest (sincere) about purchasing a new home.

The key thing to note about earnest money is that it is a deposit - a partial payment that you pay up front, but is applied towards the purchase of your new home at closing.

Earnest money is usually a percentage of the sales price or sometimes a fixed amount, but most often it is pre-determined before the home is listed for sale.

For Omega homes, it is usually between \$500 to \$5000 (your New Home Sales Agent will be able to answer all of your questions when you're ready).

Discover answers to your Earnest Money questions on our blog:

How Much Earnest Money Do I Need?

<https://bit.ly/HBP-earnest>

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Sgin Your Contract & Pay Earnest Money

Design Studio Color Selections

04. You'll have the opportunity to personalize the interior & exterior selections for your new home when you choose to build – our team will guide you through our available options to help you choose the ones that fit your style.

Our design team is focused on providing the right options at the right price to help you truly personalize your home without breaking your budget - and also have the opportunity to spend a little extra on what matters most to you!

Personalizing your home is one of the most exciting aspects of your journey to homeownership. Our team is committed to making your studio appointment simple, engaging, and low-stress!

Discover the best way to prepare on our blog:

[Ultimate Design Studio Check List](#)

<https://bit.ly/HBP-design>

Realtor® Houzz Review

I have to say, as a realtor I don't generally look forward to meeting with builders. However, Justin did an amazing job with my clients!

He was very intuitive of their wants & needs. His knowledge was consistent and his attitude never changed. He never tired of changes or indecisiveness. He simply wanted to help!

The selections were very good as to not confuse them during their selection process. He respected their price point and worked to give them what they wanted and needed. Their selections are of good quality and up to date designs. This is a perfect place for those who don't want the confusion of TMI! (Too much information).

They explained everything specifically and never made my clients feel "less than". Justin was simply Fabulous! I definitely Recommend Omega!

Home Building Process

Each of our studios are setup using color packages. By grouping together colors that work well together, we've saved you the worry about whether the combination you've chosen will actually work.

Exterior Color Selections

One of the most important aspects of design for your new home are the exterior colors - it will be what everyone sees first and creates the curb appeal you're looking for.

There are 3 main components to your exterior color kit:

1. Stone
2. Brick
3. Exterior Paint

Interior Color Selections

Explore a variety of color choices for your cabinets, counters, flooring & when you complete your design selections for your new home!

The interior of your home is where your personal style really comes to life! The colors you choose can make your home feel warm & cozy, bright & airy, traditional or trendy!

There are so many color selections to choose from, both included & upgrades, that will help you personalize your home so that you love it today and 20 years from now!



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05. Whether you purchase a To-Be-Built Home or an inventory home already under construction, all homes follow the same basic steps to build.



Ready to Build

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For To-Be-Built Homes, the construction process begins after you've signed your contract and funds have been verified - this is typically in the form of loan approval and can take up to 30-45 days after the contract is signed.

Release to Construction. Once you sign your contract, there are a lot of things happening behind the scenes to prepare your new home for construction before it officially kicks-off.

Pre-Drywall Orientation. Before the drywall is installed, your Superintendent will schedule a meeting with them on site to review the progress. The Pre-Drywall Orientation provides you the opportunity to review the mechanical systems in the home.

New Home Orientation. As your Close Date approaches, your Superintendent will schedule a meeting for you to learn the ins & outs of your new home and to complete an inspection with your Superintendent.

Back Check. You'll have one final meeting at your new home with your Superintendent prior to Closing to review items identified during your inspection. This is typically the day before or morning of your Closing.

Construction Progress

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It is completely normal to be excited and curious about the progress of your home - once things get underway, you'll receive updates from your sales agent & superintendent.

Your safety is of utmost importance to us, your home is a construction site whether workers are present or not and we do not recommend unplanned visits.

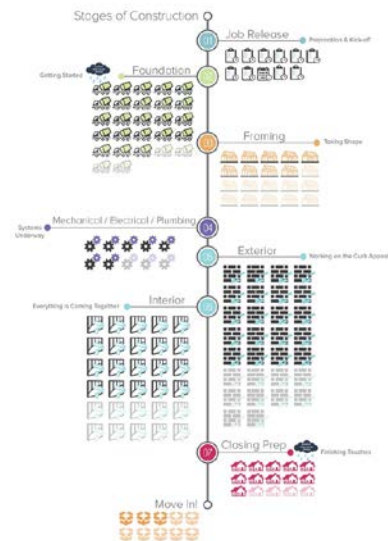
Home Building Process

o6. Spending a lot of time on the job site and unscheduled visits may cause delays - and remember, it is a construction area so please use caution when visiting.

Discover how your home is built on our blog:

Stages of Construction

<https://bit.ly/HBP-stages>



Closing on Your New Home

THE TEAM AT OMEGA WILL WORK WITH YOUR LENDER, THE TITLE COMPANY, AND YOU TO ENSURE ALL DOCUMENTS ARE READY BY YOUR CLOSE DATE – THIS TYPICALLY OCCURS 30-45 DAYS PRIOR TO CLOSING.



Closing on your new home is the “settlement” process of the real estate transaction after you’ve signed a contract for a new home.

Settlement is when the legal transfer of property occurs and funds are transferred from the buyer to the seller.

Prior to your closing, you will receive a Closing Notice from one of Omega’s Closing Coordinators with helpful reminders.

Discover the ins & outs of closing on our blog:

[Closing on a New Construction Home](https://bit.ly/HBP-closing)

<https://bit.ly/HBP-closing>



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“As a mortgage lender, I have worked with Omega on many transactions (currently working with five different families getting an Omega home built).

It’s always a very smooth process on all ends and that says a lot!

The little details are crucial - especially when getting a home built.”

LAURA PALMER | LENDER GOOGLE REVIEW



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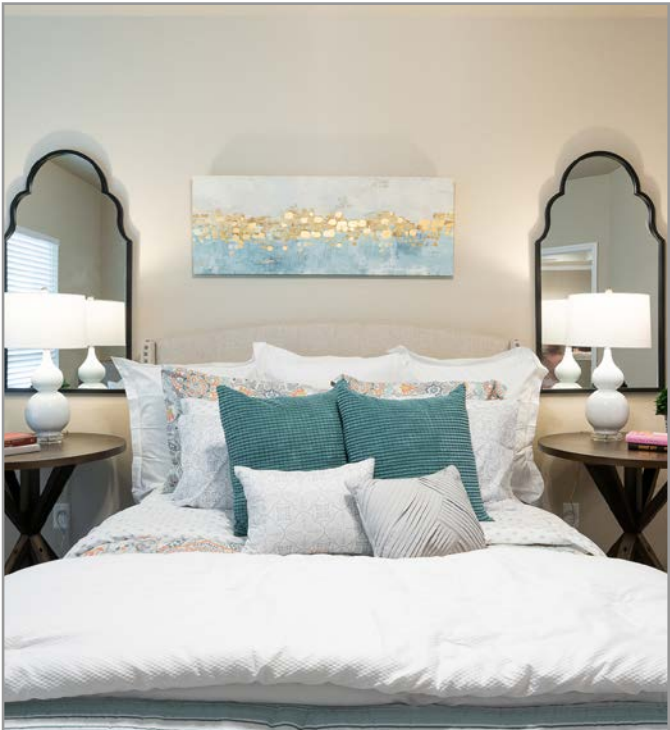


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Visit a Model Home



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Home Building Process



Communities

You'll find our homes are only located in premier master planned communities. Our team is here to help you find the right home, in the right place, at the right price!

During your visit, you'll be able to:

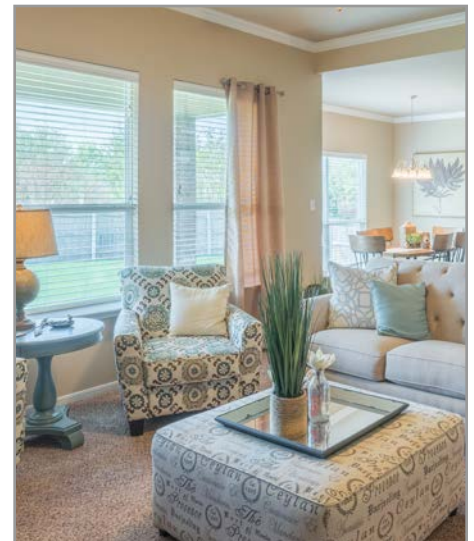
- Setup a tour of the community & available homesites
- Walk floor plans of homes under construction
- Determine the right floor plan for you
- Identify options & upgrades to fit your lifestyle
- See the colors & finishes available in the Design Studio
- Understand the home buying & construction process

Regardless of where you are in your home buying journey, if you haven't visited a model home yet, don't wait any longer - the sooner you visit, the easier your search will be!

Discover how to make the most of your model home visit on our blog:

[Visiting Model Homes](#)

<https://bit.ly/HBP-model>



"I'm a local realtor and stopped in to Omega in River Place to preview some models for an out of the area client.

Michael was so helpful in answering all of my super specific questions related to dimensions and floor plan.

As a realtor, having responsive sales reps is super helpful and appreciated. Michael was pleasant, easy to work with and generous with his time."

AUNDREA D. | REALTOR FACEBOOK REVIEW

Model Home Hours

Mon - Sat: 9:30 am - 6 pm

Sunday: 1 pm - 6 pm

**Model Homes Open Daily -
currently by appointment only**

Find us on Google Maps

[Omega Builders - Lakewood Ranch](#)

[Omega Builders - Reserve at Pea Ridge](#)

[Omega Builders - Three Creeks](#)

[Omega Builders - Southern Pointe](#)

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Notes



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