

# Building with Wayne Homes

A step-by-step guide



**WAYNE HOMES®**  
— EST. 1973 —





## You've got this

From the very beginning, we wanted to make the entire process of building a custom home as simple and straightforward as possible. So here's an outline of that award-winning process. And rest assured, we'll be there for you at every step.



**STEP 1:**

**Choose your home.** It starts when you sit down with your New Home Consultant to talk about your Personal Value List. That's when you tell us exactly what you want in a home. And it's how we give you a great price. Once we know the features you want and what your family needs in a home, we'll help you find a floorplan, select your options, make customizations, and create the perfect fit.

**STEP 2:**

**Homesite evaluation.** If you already have your land, you may request a homesite evaluation to make sure your home design works with where it's going. This evaluation, performed by a member of our construction team, can save you thousands of dollars by helping identify potential problems, such as slope, drainage, utilities and other issues. Which in turn lets you make well-informed decisions. By the way, if you don't have your land yet, you can still move on to step 3.

**STEP 3:**

**Contract meeting.** Now that you know what you want to build, it's time to make it official with a purchase agreement. (And don't worry, you can make changes to your floorplan and other features up through your pre-construction meeting.) Then we submit your purchase agreement to your lender. If you need a lender we can recommend one that has construction loan experience.



“The overall process of building our first home was surprisingly pleasant and not nearly as stressful as we had been lead to believe. From concept and design to the final nail and coat of paint, the process was a good experience.”

Justin and Carrie, Bowling Green



“We were very concerned about what costs were included in the price of the home vs. what costs were outside of the price of the home. Our field manager did a great job at explaining everything and did not sugarcoat anything. We knew exactly what we were getting into before we started. We are super happy with our home and the homebuilding process. The team that we had was awesome, and we could not be happier.”

Don and Ann, Pittsburgh

**STEP 4:**

**Design appointment.** Short of the day you move in, this may be the most enjoyable step in the whole process. Your Design Consultant will guide you through the selection of flooring, fixtures, finishes and colors. And when you're finished, you will have turned a Wayne home into your home.

**STEP 5:**

**Homesite inspection.** This meeting with your Field Manager takes place at your land. This is when we figure out how to best position your home on the homesite, accounting for things like topography and utilities. Your Field Manager will also explain the key milestones of the construction process and will let you know when to expect updates on your home's progress. Together you'll review your plans and selections, and mark any changes. Then we'll estimate total construction costs. (Note: if you are in a subdivision with special deed restrictions, we'll need to know this before the homesite inspection.)

**STEP 6:**

**Pre-construction meeting.** We can't overstate the importance of this meeting, because this is when we review in detail all of your structural and design choices to ensure that we're building the home you're picturing. As we said earlier, you can make changes to your selections during the pre-construction meeting. But afterward, the plan is set in stone. And perhaps brushed nickel and ceramic tile as well. Any changes after this and the process goes back to the application stage and delays construction.





#### STEP 7:

**Pulling permits.** Because we're building on your land you'll have to do a little legwork. As the property owner you will have to apply for permits such as: zoning, septic, well and driveway. You'll also need builder's and liability insurance. The permitting process is different from state to state and even county to county, but we'll help guide you through it.

#### STEP 8:

**Dig day.** Once the loan is closed and the permits are in place, it's officially official. That means it's time to play in the dirt. We begin by cutting a driveway, creating swales and removing vegetation. Then, on dig day, we create a giant hole for your foundation. Bring a camera: it's the perfect opportunity for a dramatic "before" picture.

#### STEP 9:

**Pre-drywall orientation.** Prior to the installation of drywall, you and your Field Manager will walk through your fully framed home, making sure that everything matches your choices. (We love to give you a peek behind the drywall because we take great pride in our meticulous craftsmanship.)

#### STEP 10:

**Pre-closing orientation.** Your home is almost complete, so it's a good time for you and your Field Manager to walk through again and make a checklist of any items that need correction or adjustment. This helps our production team identify what still needs to be done, ensuring nothing is missed. Which gets you one step closer to home.

#### STEP 11:

**Homeowner orientation and closing.** This is the day you've been dreaming about. You'll review important warranty information and receive final documents. Then, (ta-da!) we hand you your keys. Congratulations and welcome to the Wayne Homes Family.

Actually, there is one more step: live happily ever after.



“The building process with Wayne Homes was a straightforward process with all costs, expectations, and responsibilities clearly outlined.”

William and Debra, Belmont

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