

WAYNE HOMES®

— EST. 1973 —



Blueprint to bliss

AN INSIDER'S GUIDE TO BUILDING YOUR DREAM HOME

Dream a little dream of home

Building a custom home is one of the most exciting journeys you'll ever embark on. But let's face it: without the right guide, it can feel overwhelming. That's where we come in.

At Wayne Homes, we've helped thousands of homeowners turn their dream homes into reality. Along the way, we've uncovered the secrets to making the process smooth, stress-free, and — dare we say — fun. From lot selection to budgeting tips, here are the things that will help you the most on your homebuilding journey.



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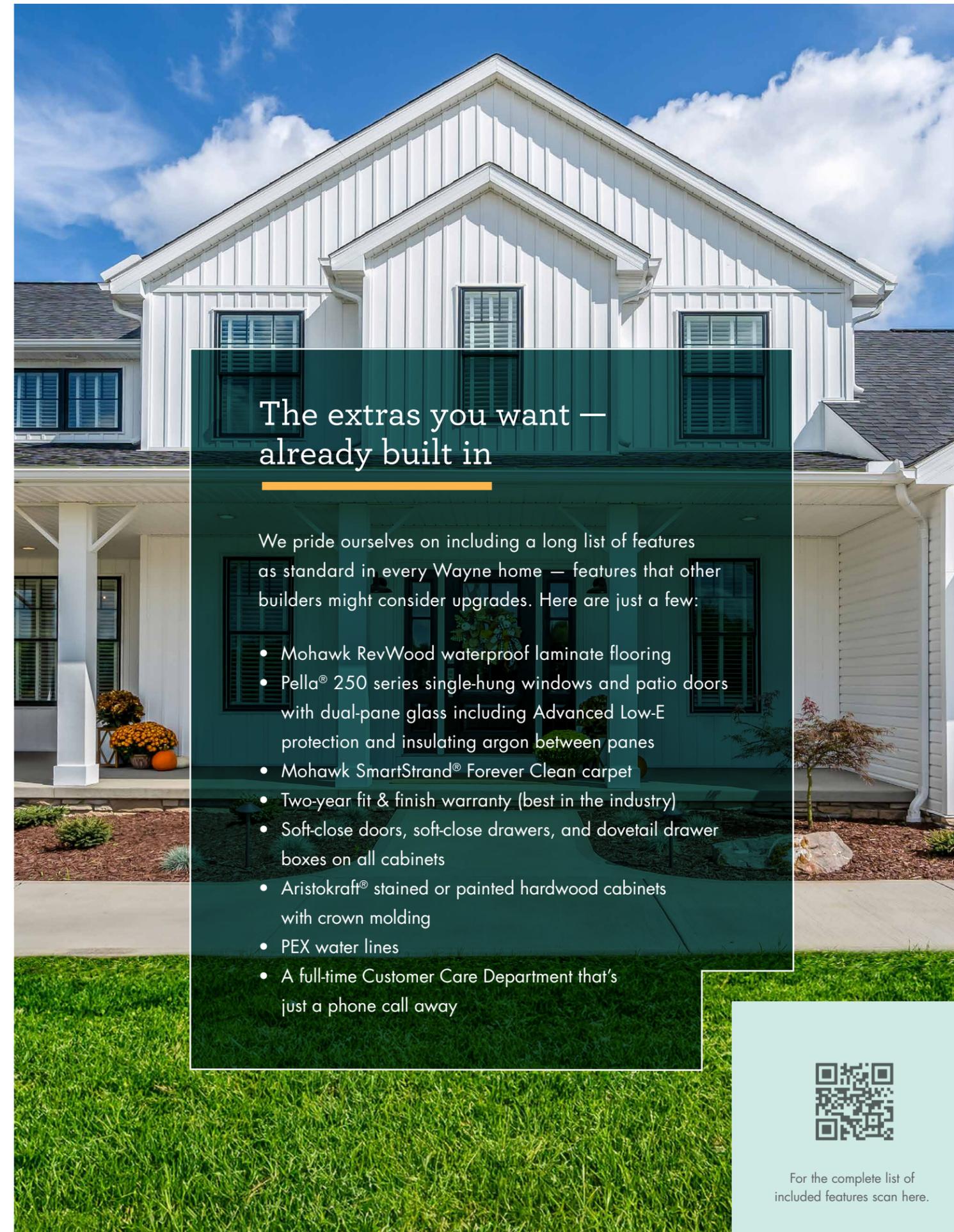
Secret 1: Know what you want

CREATING YOUR MUST-HAVE LIST

Before you start sketching floor plans or picking paint colors, get clear on what you truly want. Make a list of your must-haves (think: open-concept kitchen, a home office, walk-in closets, a mudroom that actually handles the mud) and your nice-to-haves (heated bathroom floors, anyone?).

WAYNE WISDOM:

Not sure where to start? We've got you covered. Take our quick [Home Personality Quiz](#) or [Home Design Quiz](#) to discover what fits your style and lifestyle best.



The extras you want — already built in

We pride ourselves on including a long list of features as standard in every Wayne home — features that other builders might consider upgrades. Here are just a few:

- Mohawk RevWood waterproof laminate flooring
- Pella® 250 series single-hung windows and patio doors with dual-pane glass including Advanced Low-E protection and insulating argon between panes
- Mohawk SmartStrand® Forever Clean carpet
- Two-year fit & finish warranty (best in the industry)
- Soft-close doors, soft-close drawers, and dovetail drawer boxes on all cabinets
- Aristokraft® stained or painted hardwood cabinets with crown molding
- PEX water lines
- A full-time Customer Care Department that's just a phone call away



For the complete list of included features scan here.

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Secret 2: Plan your budget

DREAM BIG, BUDGET SMART

Let's talk numbers. Your budget isn't a limitation — it's a roadmap. Start by factoring in land costs, home construction, and site preparation. Remember that "must-have vs. nice-to-have" list from before? It's also helpful for prioritizing spending and avoiding any budget surprises down the road. Our best advice? Build what you love, not what's trendy right now. That means investing a bit more in things like the exterior, flooring, kitchens, and outdoor spaces: the places your family will use every day and the features that are harder (and pricier) to change later on. It might sound intimidating, but it's all about planning ahead to make sure you get the best value — and the best home — for your buck.

“ I recommend that homeowners prioritize changes that are easier to do now than they would be later on down the road. I also encourage them to invest in spaces that would require a lot of down time and inconvenience (such as bathrooms) to make changes in the future. ”

- Julie Hoffman, Design Consultant
at our Delaware office



Scan here for resources
and advice from our
preferred lender, Premier Bank.

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Secret 3: Pick the perfect lot

LOCATION, LOCATION... YOU KNOW THE REST

Your dream home deserves the right setting. Consider lot size, proximity to the people and places you want to be, how much natural light will reach your home, and — yes — how far you'll have to go to get groceries. You'll also need to ensure the lot is surveyed, you know the deed restrictions, and it is suitable for building. (Checking zoning, utilities, and flood risks is important, too.)

NOT SURE WHERE TO START? JUST REMEMBER L-A-N-D:

- L** – LOT SURVEYED BY A REGISTERED SURVEYOR
- A** – APPROVAL OF THE DEED BY LOCAL DEPARTMENTS
- N** – NO OUTSTANDING LIENS OR RESTRICTIONS
- D** – DESIGNATED OUTSIDE FLOOD ZONES

Luckily, Wayne Homes offers a free homesite evaluation to help you find the best fit for your vision, budget, and lifestyle. And once you've selected your lot, you'll be assigned a dedicated Field Manager to oversee every step of construction — ensuring your build stays on track from the ground up.

WAYNE WISDOM:

The right lot makes all the difference. Think long-term: Is it convenient? A good investment? We'll help you make a smart choice.

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Secret 4: Design a layout that fits your lifestyle

FORM MEETS FUNCTION (AND THEN THEY HIGH-FIVE)

Your floor plan should reflect how you live. Love hosting? Opt for open-concept spaces. Need a quiet nook for remote work? Consider a dedicated office or a flexible space that can adapt over time. Have a growing family? Extra bedrooms, multi-use spaces, and plenty of storage can make life easier.

Think about daily routines — where will you drop your bags when you walk in? Would a larger pantry or a kitchen island improve your cooking experience? It's all important in designing your dream home.

Wayne Homes offers over 50 customizable floor plans to help you get started. Once you've found your fit, you'll work with a Design Consultant to personalize every detail—from exterior colors to the kitchen sink drain. [Scan here to view all floor plans.](#)



“ I’m seeing a shift toward prioritizing additional living space near the kitchen and great room — such as a sunroom. People are wanting additional space for entertaining that can serve multiple purposes, rather than a dedicated home office. They’re more interested in an overflow or secondary living space. ”

- Sarah Clevenger, a New Home Consultant at the Portage office

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Secret 5: Make thoughtful choices, not quick ones

DECISIONS, DECISIONS (LET'S MAKE THEM COUNT)

When it comes to design selections, slow and steady wins the race. Don't rush into trends that might not stand the test of time. Instead, focus on quality materials and features that add real, lasting value.

From durable countertops to plush carpets, Wayne Homes offers features and finishes that combine beauty with resilience.



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Secret 6: Overcommunicate during the process

WHEN IN DOUBT, SPEAK UP

Clear, consistent communication is key to a stress-free build. We encourage you to ask questions, share updates, and speak up often — because the more we know, the better we can deliver exactly what you want. And we'll do the same, keeping you informed at every turn.

At Wayne Homes, you'll have a dedicated team guiding you through every phase, always ready to listen:

New Home Consultant – Gets you started, answers questions, and leads you through contract signing.

Design Consultant – Helps bring your vision to life with personalized selections.

Production Administrator – Handles the details behind the scenes, like permits and paperwork.

Field Manager – Oversees construction, keeping your build on track and up to our high standards.

Loan Processor – Makes financing feel simple, ensuring everything stays on schedule.



WAYNE WISDOM:

The best homes are built on good communication. That's why we keep you in the loop every step of the way — including through our Wayne Homes app. You can use it to chat directly with your team, get updates, and track your build all in one place.



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Secret 7: Choose Wayne Homes as your builder

BECAUSE YOUR DREAM HOME DESERVES THE BEST

Why Wayne Homes? Simple: We're not just building houses — we're crafting homes where life happens. With decades of experience, a commitment to quality, and an unwavering focus on customer satisfaction, we make the journey as joyful as the destination.

From your first visit to the day you move in, you'll follow our proven process designed to keep everything on track and keep stress at bay. That's why thousands of homeowners have trusted Wayne Homes to bring their dream homes to life: and we'd love to do the same for you.

WAYNE WISDOM:

Building a custom home doesn't have to be overwhelming — especially with the right builder by your side. Our team, our process, and our promise to you make all the difference.



Here's where to find us

Akron / Medina

3859 Eastern Rd.
Norton, OH
44203
(866) 768-0413

Ashland

1897 State Rt. 89
Jeromesville, OH
44840
(866) 773-0670

Belmont

66962 Belmont
Morristown Rd.
Belmont, OH 43718
(866) 996-3860

Bowling Green

6489 S. Dixie Hwy
Cygnet, OH
43413
(866) 773-2941

Delaware

11 N. 3-Bs & K Rd.
Sunbury, OH
43074
(866) 787-5053

Hartland

11600 Highland Rd.
Hartland, MI
48353
(866) 482-9095

Newark

9470 Lancaster Rd. SW
Hebron, OH
43025
(866) 902-4521

Pittsburgh

7116 State Rt. 22
Greensburg, PA
15601
(866) 912-1380

Portage

4327 State Rt. 14
Ravenna, OH
44266
(866) 914-4735

Sandusky

10001 U.S. 250
Milan, OH
44846
(866) 928-0906

We can't wait to welcome you

There's a reason our customer satisfaction rating is among the best in the industry. And that we're one of a handful of builders to win multiple National Housing Quality awards. It's because we bring our A-game every day, building some of the most desirable, customizable on-your-lot homes for five decades. (Complete with a long list of included features and the best warranty in the business.) It's not easy, but we try to make it look that way.

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WayneHomes.com

