NOFFKE CUSTOM HOMES FREQUENTLY ASKED QUESTIONS

We're excited you're thinking of building a custom home with Noffke. Below are answers to the most common questions we've noted throughout the years. Download the checklist for recommendations to assist you in the home building experience.

Q: What is the Noffke Custom Homes process?
A: 1. The Buyer will meet with a Noffke Custom Homes Project Manager to review your home design needs, location of the project, budget, and timeline.

2. The builder will conduct an initial feasibility study of the property, permitting requirements, proposed home design, budget, and timeline.

3. If plausible, the Noffke Custom Homes Project Manager will create a contract to move forward.

4. Once the contract has mutual acceptance, the project moves to production. The sequence of events could look similar to the following steps:
   - Send floorplans to engineering.
   - Submit floorplans for permitting.
   - Clear and develop the homesite.
   - Build the home.

5. The Buyer will meet with the design team to select the following:
   - Cabinets
   - Flooring
   - Countertops
   - Backsplashes
   - Interior paint colors

6. A few weeks before the home closes, the Buyer, their real estate representative, the Noffke Custom Homes’ Sales Team, and Noffke Homes’ Project Manager, will perform a final walk-through and inspection of the home. At this point, the Buyer will instruct the Project Manager of any final details they wish to have fixed, per the 2-10 warranty guidelines.

7. The Buyer can provide a final inspection performed by a professional home inspector.
8. Then the Buyer will have the completed home evaluated by a licensed Appraiser.

9. Finally, before the scheduled closing date, the Buyer will sign and close on their new home at escrow.

Q: Do I need to use Noffke Homes’ designs, or can a Buyer provide their own plans?
A: A Buyer is welcome to utilize Noffke Custom Homes’ extensive library of home plans, personalize a favorite from the library, a Buyer can design a floorplan with the help of the Noffke Custom Homes in-house designer, or provide a set of plans that the team will execute.

Q: Does Noffke Custom Homes offer a warranty program?
A: Yes. Noffke Custom Homes wants our homeowners to be as satisfied with their home years from now as the day they moved in. As a custom home client, a buyer receives a 10-year warranty that is also transferrable should it be necessary.

Q: What types of modifications can a Buyer make to the home before closing?
A: Everything is dependent on the stage of the home’s construction process. The Buyer will need to contact the Noffke Custom Homes Project Manager for more information.

Q: How long is the construction process?
A: Each custom home is different, however, depending on the size of the floorplan, scope of work, were the floorplans provided or from the Noffke Custom Homes library, a buyer can estimate 6 months to a year to build after permitting. Other delays in this process include the permitting process, specific upgrade preferences, and weather conditions.

Q: Is a deposit required?
A: Each custom home is unique. There is a deposit required, however, it is dependent on the financing of the project. Ask the Noffke Custom Homes Project Manager for more information.

Q: Does a Buyer need a real estate agent?
A: Yes. Noffke Custom Homes’ Sales Team are the most qualified and experienced professionals to represent a Noffke Custom Homes Buyer. Noffke Custom Homes welcome broker cooperation. Please see the Noffke Custom Homes policy on the MLS.
NOFFKE CUSTOM HOMES CHECKLIST

Download the custom home checklist for recommendations to assist you in the home building experience.

☐ Do you have a real estate broker representing you?
☐ Have you applied for the financing of the new home?
☐ Do you have a prequalification or preapproval letter from your bank or lender?
☐ Have you determined your home buying budget?
☐ Have you acquired the new property?
☐ Do you need Noffke Homes to find the new property?
☐ Do you have floorplans? What style of home are you interested in?
☐ Have you referenced magazines, Pinterest, or Houzz for design inspiration?
☐ Do you need one level, two levels, or main floor living?
☐ How many rooms do you need?
☐ What are you looking for in a home? Create a list of your top 5 essential items.
☐ Do you need to sell your home?
☐ Who is selling your home?
☐ Do you have a timeline for your home to be complete?
☐ Do you have a plan if your existing home sells before the new home is finished?
☐ Will you be readily available for questions during the day?
☐ Do you need to hire movers?