



The “Insiders Guide” on...

HOW TO BUY HOUSE PLANS

“ It was the first time we’d ever built a house and I was so confused on how the entire house plan process worked. This book makes the process simple, clear, and easy-to-understand... Awesome resource for anyone looking to build their dream home! ”

FEEL FREE TO SHARE THIS BOOK WITH ANYONE WHO MIGHT BENEFIT!

www.HousePlanGallery.com

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SPECIAL REPORT
WITH YOUR HUSBAND, WIFE,
FRIENDS, FAMILY,
AND ANYONE ELSE!!***

WHY WE DO THIS...

We want to help people to build their dream home, whether or not we actually work with you on your house plans.

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Build Your

DREAM HOME

The “Insider’s Guide” on How to Buy House Plans...

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I Need House Plans...Now What?

A “**home**” can be defined as many different things by different people around the world. Dictionary.com defines “home” as:

1. A place where one lives; a residence.
2. The physical structure within which one lives, such as a house or apartment.
3. A dwelling place together with the family or social unit that occupies it; a household.
 - a. An environment offering security and happiness.
 - b. A valued place regarded as a refuge or place of origin.
4. The place, such as a country or town, where one was born or has lived for a long period.

In the most traditional sense, the term “home” has evolved to be most closely similar to the definition presented above in #3.



A “home”, certainly, provides shelter for you and your family, but it can also provide a safe location to simply be together, spend quality time, share meaningful experiences, enjoy family meals, and to generally escape the “noise” present in everyday life.

Every person would like to have a home that fits the way they *currently* live and, more importantly, fits the way the way they **DESIRE** to live...

Finding that perfect house plan which includes your family’s physical requirements (*i.e. # of bedrooms, # of baths, living square footage, storage space, etc*) **AND** *personal desires* can be time-consuming and frustrating, and in many cases, people resign themselves to having a fully-custom set of house plans developed, which can be quite expensive depending on your specific needs, geographic location, and home design firm utilized.

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Luckily, you have another option ...

Stock house plans are now available that closely fit your needs, and in almost all cases, custom modifications can easily be made to these house plans to fit any *special requirements* and/or *desires* that you might have!

+++++

Best of all, even after making moderate modifications to the plans, Stock house plans will almost always be much less expensive than a corresponding set of custom house plans...

+++++

Think about it... You can have the exact house plan you *desire*, more quickly and at a significantly better price than a “custom-designed” house plan!

This special report will provide you with the information that you need to know to find the house plan you’re looking for, at a price you can afford...

If you should have any questions that are not answered here, or on the [House Plan Gallery.com](http://HousePlanGallery.com) website, feel free to contact us via email at sales@houseplangallery.com or via phone at 601-264-5028.

We hope you find this information valuable.

Best wishes in the building of your new home,



Mark Mattis



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Question #1 - Why should I choose stock house plans vs. custom house plans?

When you begin the process of looking to build a new house, there are many different aspects that will need to be addressed including: *where to build, what size home to build, what features to include, what items/features are the most important to have in the home, what costs should be included in the budget, what are the design/build timeframes, who will build the home,* and a host of other issues.

After these initial questions have been answered, the next issue that must be addressed is that of house plans. There are two basic types of house plans that can be purchased, “stock” or “custom” with each having distinct advantages and disadvantages.



Custom House Plans:

Custom house plans are just as the name implies. The house plans are custom drawn to meet your family's specific needs. The plans are normally drawn by a design professional or, in some cases, a licensed architect in a geographic location close to where 1.) you live, or 2.) the home will be built. The process is, normally, much **more involved** and **time-consuming** since your specific requests will need to be integrated into the overall design of the home. Many times these "special" requests can present significant challenges to the designer of the home, which as a result, may take additional time to resolve and integrate into the overall home design.

Since the home is being custom designed, specifically to meet the needs of one person/family, the costs associated with the development of the house plans **tend to be significantly higher** than those for a similar set of stock house plans. However, in some cases, the custom house plan may be the only viable option based on your *needs, home location, special building considerations,* etc.

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Advantages:

- Homeowner can get exactly what they want in home design.
- Special needs can be addressed in the design (i.e. extra large garage for boat, larger than normal master bath, special needs access, etc.).

Disadvantages:

- **Typically are significantly more costly** to develop than stock house plans.
- Longer term, more time-consuming process to develop, and much more interaction is needed from homeowner (i.e. many meetings are usually necessary to have with designer, usually over several month period, to work through preliminary designs, questions, issues, etc.).

Stock House Plans:

Stock house plans are, by contrast, home designs which have been developed to fit the needs of a particular group of the general populace. They are not custom designed for a particular person, but rather, standardized for the needs of a larger group, based on best building practices, and typically include the most-popular home features.

Stock home plans normally include the "most requested" home amenities, including square footage, room dimensions, floor plan layout, amenities, and other like features. These house plans provide an excellent value when compared to the corresponding price of a set of fully custom-designed house plans which may exceed several thousand dollars, and may take several months to several years to finalize, depending on the situation.

When you buy a stock house plan, you're not paying for the countless hours spent drawing up a plan, re-working the plan, and finalizing drafts. You're paying a significantly-reduced fee for a single re-use license for that plan's detailed drawings and documentation..

Advantages:

- Significantly less expensive.
- In most cases, you can receive plans in one (1) business day.
- Minor to moderate plan modifications can usually be made by the original designer or a local designer for a minimal charge.
- Very simple and quick purchase process.
- In many cases, you can submit the plans for a building permit the day after receiving.

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Disadvantages:

- May not be as extensively customizable.

As such, most people would do well (*both in terms of paying less for their house plans and in terms of receiving the actual house plans sooner*) by locating a stock house plan at a reputable home designer’s website such as [House Plan Gallery.com](http://HousePlanGallery.com). On this website, you’ll find hundreds of stock house plans available, in a variety of Architectural styles and sizes.

In addition, you can be sure that you’re getting the best price on your plans since you’re buying directly from the designer of the plan. All of the plans on HousePlanGallery.com were designed by House Plan Gallery, so you can be sure that we can find or create a home to fit your needs.

More likely than not, you'll be able to find what you're looking for by doing a simple search. If you find a plan you like, but want to make a few modifications - no problem! All of the plans available at [House Plan Gallery.com](http://HousePlanGallery.com) can be modified to your exact specifications. Call us at 601-264-5028 to receive your free, no-obligation design consultation.

NOTE

Determining whether your particular needs merit custom or stock house plans is, ultimately, a personal choice based on your particular situation. Both house plan types will provide you with the information that you need to successfully build your dream home. However, when time and expense is a major concern, stock plans offer a great value.

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Question #2 - Do stock house plans contain all the information that I need to build in the state of “_____”?

One question that seems to be quite common when buying house plans for the first time, is whether or not the plan package contains “everything” that you would need to build the home in the state/location of "INSERT PLACE HERE"...As such, here is some additional information to clarify the subject.

The short answer to this question is....”Yes, in most cases...”



In most areas of the country, stock house plans will provide everything that you should need *to build*, but may not necessarily contain everything you need *to obtain a building permit*.

In addition to the house plans you order, you may also need a *site plan* that shows where the house is going to be located on the property.

You might also need *beams sized to accommodate roof loads* specific to your region. Your home builder can usually help you with these type simple items. You may also need a *septic design* unless your lot is served by a sanitary sewer system. Many areas now have *area-specific energy building codes* that also have to be followed.

REMEMBER: *If your particular area should require additional information to obtain a building permit, you will usually **still** save money and time by purchasing stock house plans vs. custom...*

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In some regions, there is a second step you will need to take to ensure your house plans are in compliance with local codes. For example, some areas of North America have very strict engineering requirements. An example of this would be earthquake-prone areas of California.

If you are building in some states, it is most likely you will need to hire a state licensed structural engineer to analyze the design and provide additional drawings and calculations required by your building department. If you aren’t sure, building departments typically have a handout they will give you listing all of the items they require to submit for and obtain a building permit.

Another item to consider is that stock plans do not usually have a professional stamp attached. If your building department requires one, they may accept a stamp from a design professional in the state where you plan to build. In this case, its really just a simple task of taking your house plans to a local engineer or design professional for review and stamping.

NOTE

It is ALWAYS a good idea to check with your local city, county, township, and state building authorities to ensure that your home construction will meet all applicable building codes.

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Question #3 - What are the most popular and most requested house plan features?

Many people, who are searching for that “perfect” house plan, are interested in knowing: “What are (currently) the most requested floor plan / home features that people are looking for?”

This particular question is one that is quite difficult to answer, in absolute terms, since each person/family can be in a completely different stage of life (senior vs. younger, families vs. individuals, etc), can have different lifestyle needs, and can have incredibly diverse tastes in home style, building materials, etc.

As such, we’ll provide you with several general trends, as they are, for house plan consumers:



#1: Livability - The first key feature is that of *Livability*. Today’s home buyer/builder desires a home plan that fits the way that they conduct their daily lives. For many younger families, that can mean a re-purposing of a formal dining room into a children’s play area or much-needed home office.

Another enhancement might be to incorporate an open floor plan layout that better facilitates the interaction and closeness. Large amounts of storage space and large walk-in closets are also a feature that most home buyers are looking for in their next house.

#2: Floor plan flexibility - Many of the more progressive stock plan design firms, like [House Plan Gallery](http://www.houseplangallery.com), have realized the inherent need of floor plan flexibility, and have met those needs by including a number of multi-use spaces in their floor plans, including flex-spaces, bonus rooms, and optional unfinished spaces.

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Generally speaking, a "flex-space" is exactly as its name implies. A flexible-space which can be used for a purpose most needed by the individual / family living in the house at the current time. The room's function might change over time, due to the family's current needs, but typical uses include a children's playroom, home study, extra storage, and/or an extra bathroom.

Conversely, a "bonus room" is usually created (by designer's intent) due to an inherent feature of the particular design style. For example, a house with a traditional style might utilize a relatively high-pitched gable over the garage area of the home. The "unused" space created by the gable and the relative location of the "bonus space" in the overall floor plan, can create a usable space that, if appropriately accessible via stairs in the floor plan layout, can create an extremely useful space, which would ordinarily have been included as part of the attic.

This type of space represents an extremely good value in a price per square foot regard, as it is relatively inexpensive to add since the core structure of the space has already been built (*i.e. the floor via the roof of the garage, and the ceiling via the vaulted interior roof of the house*).

#3: Split-Floorplan Layout - There are two basic types of floor plan layouts, which are primarily differentiated through their inherent treatment of the master bedroom suite vs. other bedrooms vs. public space (*i.e. great room, den, kitchen, etc.*).

The first type of floor plan layout is a *traditional layout* whereby the master bedroom/suite is usually located on the same side of the house as the other bedrooms. The logical grouping of bedrooms, within a relatively-contiguous location in the floor plan, lends itself to several different design styles of homes, and may be an alternative for particular groups of home-owners, including families with infants / small children and/or retired couples with little need for multiple bedrooms, who utilize the extra space as a small home office.

Both the primary advantage and disadvantage of this type of layout relate to the location of the master bedroom vs. other bedrooms. For example, if you prefer more privacy in the master suite OR you have teenage/college children in the house, the traditional floor plan layout may not be the best choice for you.

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Alternatively, the *split-floorplan layout* addresses the shortcomings of the traditional layout by physically separating the master suite from the other bedrooms, and many times, from the more highly-trafficked public areas such as the kitchen, great room, and eating area. It is this feature that has made the split-floorplan layout increasingly popular with today’s home buyers.

REMEMBER: *In almost all cases, you can be assured that a designer has already developed a stock house plan design to fit your needs, A design that provides an excellent value, with the features, and a lower price than that of a fully-custom set of house plans...*

The primary advantage of this type of layout is that of its relative privacy and sound-deadening benefits that such a physical room arrangement can provide. The downside to this floor plan layout can be that it is sometimes a little more difficult to implement in the home design, especially on narrow lots, since certain floor plan spaces and features only lend themselves to positioning in a relatively small number of locations in the home.

For example, a foyer is normally in the front of the house...the great room is usually (though not always) positioned in the rear center of the house to provide views of the property...the additional bedrooms are usually located in close-proximity to one another since they normally share bathrooms, etc.

Split-floorplan layouts can increase the complexity of developing a house plan design that meets all of the livability features of today’s home buyer. Regardless, the split-floorplan layout continues to enjoy exceeding popularity with today’s group of stock home plan purchasers.

#4: Ease-of-Maintenance - The relative time constraints of today’s family unit is at an all-time high. Many families now include two full-time working parents, additional outside work commitments, professional commitments, family commitments, and 2.5 children of varying ages.

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Today's homeowners want a home that is, not only, attractive and functional, but also includes modern building materials and design features that utilize the most current research developments and minimize the amount of maintenance (i.e. cleaning, painting, replacing, etc) needed over time.

One example of a low-maintenance building material is *Hardi board*, which is a type of exterior covering similar, in look, to wood siding but made from an extremely durable concrete base. Hardi board/plank is the trade name for one brand of concrete fiber siding, however there are numerous other similar brands.

The product does not rot or deteriorate, and with proper installation and maintenance, can last for very long periods of time.

These type products can help to improve the quality of life of the home owners by minimizing the time and related costs associated with maintaining a home.

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Question #4 - What are the different types of foundations and when should each be used?

As you begin to look for your new house plan, you may have some questions about home foundations. Namely, 1.) *What is a foundation*, 2.) *What are the different foundation types*, and 3.) *Which foundation type is the best option for their particular situation/location?*

What is a Foundation?

The foundation is the first piece of a home to be constructed and creates a base for the rest of a home's components. The foundation provides a (*in most cases, concrete*) platform on which to install plumbing/drainage, locate walls, and in general, build the home structure.

What are the Different Basic Foundation Types?

The three most typical types of foundations that are commonly used in the United States are *Slab*, *Crawlspace*, and *Basement*.

Slab Foundation

Slab is a type of foundation consisting of a structural concrete slab placed directly on the grade. No accessible space under the floor exists in slab construction. Slab foundations are popular in areas (i.e. the Southern United States) where there is a relatively high water table (*i.e. the “water table” refers to the depth in the soil at which you find water*). Traditionally, the slab foundation is the least expensive foundation type when building on a relatively flat lot.

Note: The above definition is for the most-commonly used version of the Slab...”Slab on-grade”. Slab foundations can also be raised.

Crawlspace Foundation

Crawlspace is a type of foundation which includes an accessible space with limited headroom, typically between the soil and the bottom of the first floor of a home.

Crawlspace construction is predominant in areas where there is heavy clay content in the soil, where the home owner needs additional under-home storage space, or the homeowner desires access to pipes, wiring, etc. under the floor of the home.

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Basement Foundation

Basement is a type of foundation which includes an accessible space between the soil and the bottom of the first floor of a home. Basement foundation construction is predominant in cold climates where the foundation needs to be situated below the frost level.

Concrete Masonry Units (CMUs) are hollow, concrete blocks. To create the foundation wall, mortar is used between blocks to hold them together, forming the wall.

Insulated Concrete Forms (ICFs) are made of rigid foam insulation forms (a system of support assemblies, including molds, hardware, and necessary bracing to hold concrete) into which concrete is poured. Once the concrete has gained its full strength, the outside forms, the inside forms, or both are left in place to insulate the wall. ICFs are common in regions in which the local building code requires the foundation to be insulated.

Which Foundation Type is the Best Option for Your Particular Situation / Location?

Homeowners and builders make decisions about which type of foundation to use by gauging cost, needs/desires, and soil and weather conditions. If you have high water tables then it may not be possible to have a basement. If your land has shallow bedrock or boulders then it may be more costly to dig a basement. If you have a sloping lot it may be difficult to use a raised slab or crawlspace foundation. If you have a cold climate then you may need to dig down at least four or more feet to place the home's footings below frost level. If you have to go at least four feet deep then it may be worth spending some extra money to dig a few feet deeper and have a full basement. Also, it is easier to install and maintain mechanical systems in basements (compared to a crawlspace). Your builder can help you determine what type of foundation is best suited for your area.

The choice of foundation is also affected by personal preferences and costs. Basements can add thousands of dollars to the cost of a home compared to the cost of a crawlspace. However, when you consider the extra useable space created by a basement it is some of the cheapest square footage space of a home. If you are tight on funds and can't afford the basement then it may be a good idea to find a slightly smaller plan and use the savings to create a basement. You'll end up with a lot more storage space and potential living space by doing this.

HERE'S JUST A FEW HAPPY CLIENT TESTIMONIALS...



HPG-2000B-1
The Pecan Meadow

The house and its design brings rave reviews from everyone...

We had a great experience with your company, website, plans and the people who helped us.

We are about 3 weeks out from completion with the cabinets and painting on our new HPG-2000B-1 home being completed this week. The house and its design brings rave reviews from everyone. It sits on an acre of land that gently slopes to a wild type habitat with a small creek just off the property. We used native limestone (chopped) and used a 30 year matching shingle. The house and setting are really great.

Thanks to you and all your wonderful people.

*James C.
Taylor, Texas*

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HPG-1800B-1
The Pecan Orchard

Our experience with HPG was a home buyers dream...

We found a plan we liked, made the adjustments that best fit our family, and never had a bad experience in the process.

We have had people from our subdivision and others, as well as people from out of state, stop us in our yard to ask about the house and where we purchased our plan. Thank you for making the home building experience magnificent!

*James and Amy M.
Hattiesburg, Mississippi*



HPG-1509B-1
The Wilson Creek

We could not be more pleased!

House Plan Gallery has been very professional and easy to work with. We would recommend them to anyone who desires a well thought through plan that is incredibly detailed.

Even across the country, these true professionals see that their clients are serviced in an extremely timely fashion and make themselves available for any questions that one may have.

We could not be more pleased!

*Tim and Debbie C.
Developers, Lakeside at Cross Creek, Camdenton, MO.*

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REMEMBER: *If a particular stock house plan does not offer the foundation type you are looking for, **you can still have this foundation type designed** by a local design professional...*

Changing the type of foundation on your house plan:

Almost any house plan can have its foundation changed. It's common for people to design a different foundation if the available foundations do not suit their needs. If you are currently working with a builder you may want to ask them if they will take care of making the foundation changes for you. Sometimes with foundation design it may be helpful for somebody who is near you to do those changes because they will have more knowledge about your local soil conditions and the slope of your lot.

When changing foundation types, pay attention to where you will place the furnace, water heater, and stairs. If you need to add basement stairs, they may be located under other place or you may be able to replace a closet or small room with them. Another common location to put basement stairs is to replace a mechanical room with stairs and move the mechanical equipment (such as the furnace and water heater) into the basement. Sometimes space near the garage can be used for basement stairs. Larger walk-in closets are sometimes reduced in size to allow space for basement stairs. You can often add basement stairs to a plan without increasing the size of the plan. However, sometimes space may need to be added to a plan to provide room for them.

One simple technique to locate stairs in the basement is to pull the garage away from the main house 4 ft x 4 ft, and use the additional space for the stairs.

NOTE

It is ALWAYS a good idea to check with your local city, county, township, and state building authorities to ensure that your home construction will meet all applicable building codes.

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Question #5 - What if I need modifications to a stock house plan?

You may locate a stock house plan that closely fits your needs...*but not exactly*. As such, you may want to have modifications made on the house plan, prior to building. In most cases, this is not a problem, and can still provide a significant savings over purchasing a corresponding set of custom house plans.

Before considering the purchase of a *custom* set of house plans **OR** requesting a modification quote for your *Stock* house plan, remember that many common changes can be made *during construction* without the need to actually modify the actual house plan design documents.

It should be noted, however, that the specifics of your request will be dependent on your local building codes and the flexibility of your local building department. You should **ALWAYS** consult with your home builder and local building official to determine whether the changes you want to make are feasible without having the design modified.

REMEMBER: *In most cases, purchasing and modifying stock house plans can provide a significant **TIME AND COST** savings when compared to purchasing a fully custom set of plans...*

Commonly Requested House Plan Modifications Include:

- Eliminating windows, fireplaces, false dormers
- Changing garages from a 2 to 3-car
- Reconfiguring kitchen cabinets for appliances
- Rearranging certain interior walls
- Changing ceiling heights
- Changing exterior surfaces (brick, siding, stucco)
- Changing exterior wall framing (2x4 to 2x6)
- Changing a foundation type
- Relocating garage door openings / adding or eliminating bays
- Kitchen or bath layout change
- Changing an exterior elevation style.
- Adding or eliminating a room. (*This would involve changes to all aspects of a plan - elevations, floor plans, roof, and foundation plan*)
- Stretching house plans in either width or depth
- Adding a bonus room over the garage
- Reducing or increasing the square footage of the home

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Modification Basics:

Most stock home designers offer modification services for their house plans. If the designer does offer these services, this is usually your most-timely and cost-effective path to completing your requested modifications.

House Plan Gallery offers full, in-house modification services on all house plans in its collection.

If you find a house plan on <http://www.HousePlanGallery.com> that you like, but have a few changes that you would like to have integrated into the design, just give us a call at 601-264-5028 and we can talk you through the process to help you determine your best option.

Modification F.A.Q.:

Below, you will find answers to some of the more common modification-related questions:

- How much will modifications cost?
- Do I have to pay for a modification estimate?
- What type of modifications are the most expensive?
- Is it necessary to have plans modified? Can't I just do the changes myself during construction?
- Why do I need to purchase a "Reproducible / CAD File set" in order to have modifications made?
- How long does it take to have modifications made?
- Can your plans be adapted for handicapped accessibility?
- Will my home plans come with a seal or stamp?
- Will my modified design include a Material List?
- Will my plans conform to my local building code?
- Will the plans include electrical, plumbing & mechanical details?
- Would my modifications be less expensive if I drew them on my Home Architect software?

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How much will modifications cost?

Minor to moderate changes usually range from \$350 to ~ \$1000. If you should want to make extensive changes to a larger house, you may spend a few thousand dollars. If that seems like a significant amount, remember that fully-custom house plans can cost as much as \$5 per square foot, and the average stock house plan price is about \$700. You're still saving thousands of dollars by choosing a stock house plan. Also, keep in mind that requested changes may affect the total square footage—or width and depth—of the design.

In general, most people who modify a house plan spend between \$300 to \$1200 for the changes. The cost is directly affected by the complexity of the changes and the amount of labor involved. Your cost may be more or less depending upon the time needed to make your changes. If an exterior wall is moved, then additional changes would be involved because the updates affect additional aspects of the drawings (such as the roof, foundation, exterior views, etc.). If exterior walls are not involved, the cost is normally less.

Do I have to pay for a modification estimate?

Not usually. If the designer of the stock house plan offers modification services, they usually will provide you will a complimentary estimate. If the designer does NOT offer these services then you may or may not be charged a modification estimate fee from the local architect, building designer, or draftsman that you contact to complete the requested modifications.

HousePlanGallery.com offers FREE modification quotes for any of our plans on <http://www.HousePlanGallery.com>

What type of modifications are the most expensive?

One of the most-requested and, potentially, most-expensive type of modifications is to increase/reduce the size of the house. The cost is directly affected by the complexity of the changes and the amount of labor involved. Your cost may be more or less depending upon the time needed to make your changes. If an exterior wall is moved, then additional changes would be involved because the updates affect additional aspects of the drawings (such as the roof, foundation, exterior views, etc.). If exterior walls are not involved, the cost is normally less.

Therefore, reducing or enlarging the size of a house is one of the most expensive modifications you can make.

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<http://www.houseplangallery.com/quickstart>

Top 4 House Plan Myths



www.houseplangallery.com/faq/top-4-house-plan-myths/

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Is it necessary to have plans modified? Can’t I just do the changes myself during construction?

Depending on the particular changes, often times, yes. It is perfectly normal to do what is called "red-lining" changes on the plans. Certain changes can be made during construction without modifying the house plan. However, this is dependent on your local building codes and the flexibility of your local building department. Always consult with your local building department and home builder to determine whether the changes you want to make are feasible without having the design modified.

For more significant changes, you should always consult the original designer of the home plan.

Why do I need to purchase a “Reproducible,” “PDF”, or “CAD File” plan package in order to have modifications made?

For three basic reasons:

- First, a "Reproducible", "PDF", and/or "CAD File" plan package will include a *Copyright Release* so that whomever completes the house plan modifications will have legal permission from the original designer to alter the drawings, which are copyrighted and protected by Federal law.
- Secondly, you will be sent the modified House Plan documents after completion of the modifications and you will be able to make legal copies of the plans for your builder, lender, building department, and subcontractors. (*As a side note, it is illegal to make copies of a house plan without a Copyright Release from the original designer*).
- Finally, if choosing a “Reproducible” plan package, this particular package is printed on a special type of semi-transparent paper that allows design professionals to both erase and copy. Regular blueprints are not erasable, nor are they able to be copied. PDF Files and CAD File packages are electronic media only, but offer several very convenient and cost-saving advantages that will be discussed below.

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How long does it take to have modifications made?

It varies; depending upon the designer's workload at the time and the complexity of the design. In most cases, the modifications can be completed in 1 - 6 weeks.

Can your plans be adapted for handicapped accessibility?

Yes, some plans will be easier than others to adapt, but there are always ways to modify plans to adapt to special needs.

Will my plans conform to my local building code?

House Plan Gallery’s house plans are designed to conform to the building code in use at the time and place of creation. Most building codes in the United States are similar because they meet industry-standard minimums that are based on three nationally recognized standards. Building codes set *minimum standards*. They are established and enforced by your local government, usually through your city or county's building department. Most states, counties, and local municipalities have adopted codes from one of the three nationally recognized building codes: UBC (Uniform Building Code), BOCA (Building Officials and Code Administrators), and CABO (Council of American Building Officials). The new IRC (International Residential Code) is a combination of the other three and is fast becoming the National Standard. All are very similar in content.

If you purchase a stock house plan from another designer, you will need to obtain these details directly from that firm.

Will the plans include electrical, plumbing, & mechanical details?

Location of heating, air-conditioning, duct work & water heaters will not usually be shown on plans since local codes and climate, as well as your preference of heating and cooling systems, varies dramatically. Your builder and subcontractors will help you determine the optimal selection and logical placement of equipment. The only plumbing related information that will be on the plans is the location of fixtures such as sinks, tubs, showers, etc. Electrical schematics (*location of lights, plugs & switches*) are typically included unless otherwise noted.

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Would my modifications be less expensive if I drew them on my Home Architect software?

Unfortunately, no. Even though it would clarify your intentions, the designer would still need to redraw the entire house plan.

NOTE

If you should have any questions about the house plan modification process, please don't hesitate to email us at questions@houseplangallery.com, and we'll be glad to walk you through the process.

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Question #6 - How do I choose what type of plan package I need?

When you find a Stock house plan that meets your needs, you have several different plan packages that are available, depending on your specific needs.

In most cases, you will have several different plan packages that are available to you for a particular plan. These packages normally include a Single Set Package, Five Set Package, a Reproducible Set Package, PDF File Package, and a CAD File package.

The following is a description of each plan package:

Single Set Package - This type of plan package is normally used for obtaining bids to construct the home. This set of house plans usually has all pages included with a “Traditional Set”. This plan package is stamped "Not for Construction," does not include a building license, and may not be copied.

Five Set Package - This type of plan package is the most basic package of drawings you will need to obtain a building permit, secure your financing, and build your home. It includes 5 complete sets of house plans. Each set typically includes the following: all four exterior views (also called elevations), floor plans, a foundation plan, a roof plan, building sections, and other details necessary to construct your house. This plan package also includes a *single-use* construction license, but may not be copied and/or utilized to build the home multiple times. If you have interest in building the plan multiple-times, House Plan Gallery does offer a multi-use construction license for a nominal charge. Feel free to contact us for details.

Reproducible Set Package - This type of plan package is normally used to make minor changes to your house plans. This complete set of house plans is on an erasable Mylar, sepia, or vellum paper. A reproducible set includes a copyright release so that you can legally copy the modified plans to complete the building process. This plan package includes a *single-use* construction license, but may not be utilized to build the home multiple times. If you have interest in building the plan multiple-times, House Plan Gallery does offer a multi-use construction license for a nominal charge. Feel free to contact us for details.



About House Plan Gallery:

House Plan Gallery is an Award-Winning & family-owned home design company based out of Hattiesburg, Mississippi.

Over the last 15 years, the company has become one of the leading stock home designers companies in the United States and Canada.

The company is owned by Mark and Stephen Mathis, and was founded by their father, George L. Mathis.

You can view their best-selling collection of house plans at <http://www.HousePlanGallery.com> or by calling them directly at 601-264-5028



I would highly recommend House Plan Gallery to anyone looking for a high-quality, affordable house plan...

Randy and Ginger M.
Hattiesburg, Mississippi



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PDF File Package - The "PDF File" plan package is your **best value**, and provides you with an electronic version of the plan's construction documents. This plan package provides many advantages over the Reproducible, 5 Set, and/or 1 Set plan packages including:

- Need more copies of the plan? Not a problem. Simply take the file to any local print shop and have them print out your copies in your desired size. In addition, you will have the copies available for use....**THAT DAY!**
- Need different size copies for different people? Easy! You can print out an 8 1/2 x 11 set for your office, a 11 x 17 set for your local building officials, a 18 x 24 set for your builder, a 24 x 36 master set for yourself! Unlimited flexibility!
- Need to modify the plan? We've got you covered! Simply take the PDF to a local building design professional and they will be able to update your drawings in the same way as if you provided them with a printed "Reproducible" set.
- Need your plans immediately! No need to wait for your plans to ship! We can email you the PDF file, usually the same day!

CAD File Package - Stands for "Computer Aided Design". This can be used by a local design professional to make more extensive changes to the house plan. This set of house plans is similar to a Reproducible Set Package and/or PDF File package but is in an electronic-file format. A *single-use* copyright release is included in this package, so that your local designer (or House Plan Gallery) can make changes and legally make copies; however, like the Reproducible Set Package and/or PDF File package, you may not construct more than one house with each CAD set without obtaining a multi-use construction license.

If you have interest in building the plan multiple-times, House Plan Gallery does offer a multi-use construction license for a nominal charge. Feel free to contact us for details.

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Question #7 - What to do next?

The sheer volume of information included in this article can seem overwhelming at first. As such, below is an easy-to-follow process of “*what to do next*”?

Here we go:

#1	Develop a list of “ <i>new home needs and desires</i> ”, which would include items such as number of bedrooms, number of baths, approximate living square footage, floor plan layout, “I want large walk-in closets in each bedroom”, “I want a space to locate a kid’s playroom / home office”, etc. PROCEED TO STEP #2...
#2	Go to http://www.houseplangallery.com and enter your house plan search criteria in the search form on the homepage, as developed in Step #1. Look through the resulting list for a design that meets <i>a majority</i> of your needs.... Note that this step advises you to find a design to meet the “ <i>majority</i> ” of your needs... More on this below... PROCEED TO STEP #3...
#3	When you find a home design that meets the “ <i>majority</i> ” of your needs, print the plan’s detail page which contains the front and floor plan images and related plan amenities. Review the “ <i>new home needs and desires</i> ” list developed in Step #1, and compare this list to the printed home design’s front and floor plan images and related plan amenities. If the plan closely meets your needs, you can easily and securely order the plans on the HousePlanGallery.com online order form and, if you wanted, <i>could have the plans delivered to you the very next business day!!!</i> If there are additional changes that you would like to see in the house plan, PROCEED TO STEP #4...

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#4	Develop a second list that clearly defines the features that you want or desire in your house plan, but that this particular house plan does not currently include. Prioritize this list from “most-important” to “least-important”. PROCEED TO STEP #5...
#5	If you would like to receive a FREE, NO-OBLIGATION Modification Quote, simply send us an email at questions@houseplangallery.com and let us know that you would like to obtain a free, no-obligation quote to modify this plan. In addition, please include the list developed in #4 to denote the changes that you are requesting. PROCEED TO STEP #6...
#6	The House Plan Gallery team of designers will then review your modification needs and within 2-3 business days will provide you with a quote to complete the modifications that you are requesting... If this quote is acceptable, just send us an email at questions@houseplangallery.com or give us a call at 601-264-5028 and we can walk you through the next steps.
#7	You now have the house plan that fits your family’s specific <i>needs</i> and <i>desires</i> ! In addition, you saved a significant amount of time and money by purchasing a stock house plan vs. having a “custom” house plan developed! BEST WISHES IN THE BUILDING OF YOUR NEW HOME!!!

IMPORTANT NOTES:

- Before purchasing house plans or building, you should ALWAYS contact your local building department to find out exactly what is required for permitting. Some areas require an engineer or architect to sign-off/seal their approval to meet local building codes.
- Next, you will need to decide if you want to go with conventional lumber for your floor and roof system or engineered prefabricated trusses. Conventional floor and roof systems may need engineering if required by your local building department. If choosing engineered trusses, you'll need to drop off one set of plans to your local truss plant or building materials center where they will furnish truss layouts and truss details. Generally, they provide this service as part of the truss price package.



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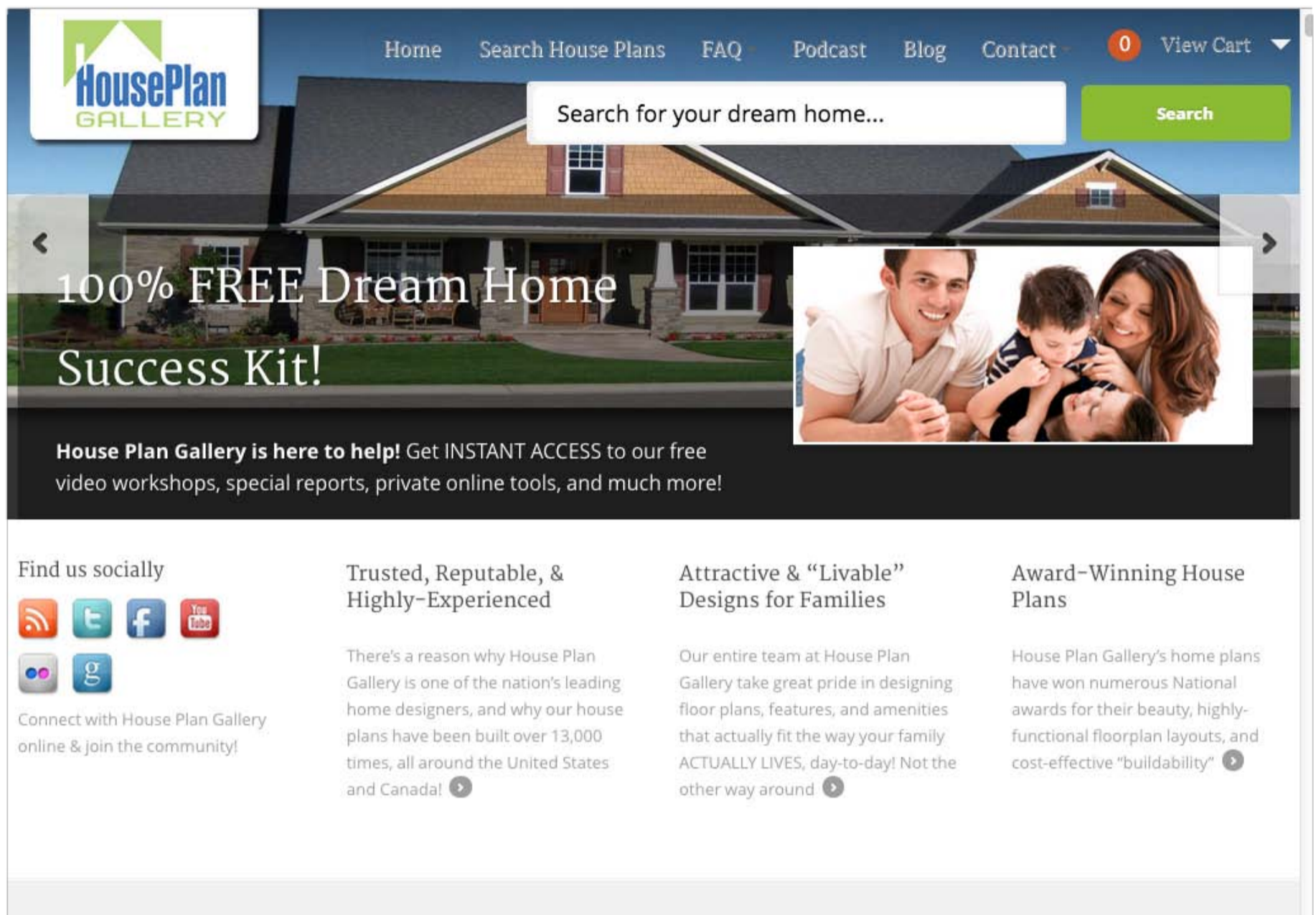
- Finally, you **MUST** get the specific requirements from your local building department. What we at [House Plan Gallery.com](http://HousePlanGallery.com) provide are the "design" and "working drawings". There are no engineer or architectural stamps/sign-off's, unless otherwise specified. Engineering is not provided with any plans and should be provided by your own hired, local engineer, when needed.

Designing for wind load, snow load, earthquake engineering, or any other type of special requirements would be the full responsibility of YOUR engineer or architect.

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HOW TO GET STARTED...



The screenshot shows the homepage of House Plan Gallery. At the top left is the logo, which consists of a green house icon above the text "HousePlan GALLERY". The navigation menu includes "Home", "Search House Plans", "FAQ", "Podcast", "Blog", "Contact", and a "View Cart" button with a "0" in a red circle. A search bar with the placeholder text "Search for your dream home..." and a green "Search" button is positioned below the navigation. The main banner features a large image of a modern house with a family (a man, a woman, and a child) in the foreground. The text on the banner reads "100% FREE Dream Home Success Kit!" and "House Plan Gallery is here to help! Get INSTANT ACCESS to our free video workshops, special reports, private online tools, and much more!". Below the banner are four columns of text: "Find us socially" with social media icons; "Trusted, Reputable, & Highly-Experienced" with a paragraph about the company's history; "Attractive & 'Livable' Designs for Families" with a paragraph about their design process; and "Award-Winning House Plans" with a paragraph about their awards and buildability.

Shop for your dream home at:

www.HousePlanGallery.com

**Call us at
601-264-5028**

**Email Us at
sales@HousePlanGallery.com**

