

We are currently experiencing a high volume of modifications. We are working as fast as we can, however the wait time to begin new modifications projects is now about 6-8 weeks. Please allow time for this in your scheduling.

You have 2 options for modifications:

- 1) You get the CAD set at checkout and have someone else modify the plans for you.
- 2) You buy the PDF set and have us do your modifications. For more about doing modifications with us, see below.

The modifications process

Typically, modifications cost around \$2,000-\$4000 (not including the cost of the plan). The range could be anywhere from \$400 to \$20,000 depending on the number and complexity of changes.

Here is our process for estimating YOUR modifications cost:

- 1) First, fill out and [submit the form at the bottom of the page](#), and pay the \$50 consultation fee.
- 2) Email any pictures and sketches to jessica@oldbarncompany.com.
- 3) We will send you a detailed estimate of the cost & time it will take to make your requested modifications. (Allow 5-7 business days).
- 4) Once you agree to the flat fee proposal and wish to move forward, you will then purchase the plan & add the Modifications Deposit at checkout. At this point you will be in the queue for getting your changes done. The Modifications Deposit is just prepaying towards the proposal. You will pay a portion of the balance after the preliminary drawings with your changes are approved, and the final balance just before delivery of the final Construction Set.

If you agree to proceed with the modifications, **the fee for the Modification Consultation and the Modification Deposit will be deducted from your final invoice.**

What does the \$50.00 include?

The \$50.00 fee covers the time it takes to research to determine how long we expect the modifications to take and communicate design questions and suggestions in a proposal. It does not include any sketches. If you feel it would be helpful, you may schedule a Zoom call to discuss your modifications. We will send you a link to schedule after you submit the form.

HOW LONG WILL IT TAKE TO COMPLETE MY MODIFICATIONS?

Typically, once we receive your signed proposal, it takes five to six weeks to receive some preliminary drawings. These will be screen shots of the floor plans, possibly perspective shots of the changed areas, as well as designer questions and suggestions. A few notes from the customer for fine-tuning the modified plans are normal for larger modifications, however additional modifications (changes not on the proposal) will add time and cost to the project. Once the plan is approved, it will take around 2-3 weeks to complete your modifications. However, depending on the complexity of your changes, it may take longer.

WHY DO MODIFICATIONS USUALLY COST MORE THAN THE PLANS?

A simple change to one area might result in large adjustments needed in other areas. For example, simply moving an exterior wall 12 inches will require the foundation, floor, elevations, and roof plans to be adjusted. This will also impact electrical plans.

Seemingly simple changes to home plans can ripple throughout the structure. Modifications take skill, resources, and time. We make the changes to a 3D computer model to make sure all areas affected by the changes get addressed, and then we need to update the 2D sheets in the Construction Set to reflect the changes.

HOW DO I KNOW WHICH CHANGES ARE POSSIBLE?

Any change is possible. It all depends on how much you want to invest in your new home plans.

There is a fine line between modifications and a custom home. Smaller changes, such as removing a door, adding a window, or creating a third bay to a garage are simpler modifications.

Larger changes, such as bumping out walls, rearranging rooms, and making the home larger (or smaller) are more complex modifications. Anything that changes the roof is a more complex change.

Also, keep in mind that it is much easier to add square footage to a home than remove square footage. Making a home smaller is a difficult task. It is typically better to start with a smaller home and add square footage to it.

If you have any questions about the modification process, please email: jessica@oldbarncompany.com.