

Your Vision. Your Choices. Your Home.

Discover Your New Home Today!

NUWAY

CUSTOM HOMES / PORTABLE BUILDINGS

MISSION.PURPOSE.DREAM

At NuWay Custom Homes and Portable Buildings, the way we build matters just as much as what we build—and that's something I take personally.

As a family-owned business, I've always believed that when someone chooses us, they're not just buying a structure—they're trusting us with something important. That's why every home and tiny home we build is done with care, intention, and a commitment to doing things the right way.

Our mission is to help bring affordable housing to families and individuals who are looking for a better, more attainable path to homeownership—whether that's helping keep loved ones close, giving someone a place for an elderly family member, creating a vacation home, downsizing into something simpler, or helping a first-time homebuyer get started.

We are proud to offer 100% Amish-built homes, built entirely by hand with no power tools, reflecting a level of craftsmanship that's hard to find today. Every detail is carefully constructed with precision and pride, creating a home that's strong, consistent, and built to last.

We are also a certified modular builder—one of the few in the state—which means our homes meet a higher level of construction, quality control, and overall build standards. It allows us to deliver homes that are not only efficient, but dependable for years to come.

Our team takes pride in using quality materials, proven building techniques, and a hands-on approach throughout the entire process. We don't cut corners, and we don't rush the details—because we know this is more than just a building to you.

I truly want to thank you for considering us and for giving us the opportunity to serve you. It would mean a lot to be part of helping your dream become a reality.

Jon McDougan - Founder/President



HOW IT WORKS

1



CHOOSING YOUR STYLE AND SIZE

Start by selecting the building style and size that best fits your needs, lifestyle, and budget. Whether you're looking for a turnkey tiny home, a building with options, or a shell...our team will help direct you with options that will work best for you.

2



QUOTING AND PRICING

This includes pricing for your building, upgrades, and any available packages. We take time to walk you through the details so you fully understand your investment and can make adjustments to fit your budget and needs.

3



DESIGN PROCESS

Once initial pricing is approved, you'll sit down with our professional CAD designer to bring your vision to life. Together, you'll create a custom floor plan tailored to your needs and lifestyle. If you prefer a standard layout, this is also when we'll walk you through our available floor plans and help you choose the one that fits you best.

25%
Deposit

4



FINAL PRICING AND CONTRACT

At this stage, we provide you with exact pricing based on your finalized design and selections. Every detail is reviewed so you know precisely what your investment includes—no surprises. We'll go over everything with you and make sure you're confident and comfortable before moving forward.

25%
Deposit

5



BUILD BEGINS!

Once your design is finalized, we turn your CAD plans over to our engineering team for final adjustments and approvals. These plans are then submitted to the state to receive your certified modular sticker. After certification is complete, we begin construction and bring your building to life!

25%
Deposit

Final 25% payment received once complete and ready for delivery

TURNKEY BUILD SPECS



FLOOR SYSTEM

- Treated floor joists- 2x6- 16" on center.
- 19/32 LP ProStruct Flooring. 50 year pro rated warranty
- 2" Closed Cell Spray Foam Insulation
- Can be upgraded to treated 2x8
- Can be upgraded to ¾ " OSB



FRAMING & EXTERIOR

- Wall heights- 93.5"- (Almost 8')
- California corners along for insulation to be installed
- 2x4 Premium grade studs 16" on center- Double studs every 4'.
- Double top plate
- Headers over all windows and doors
- LP Smart Panel Siding. 5/50 year pro rated warranty
- 2x6 stud walls on Catalina and Magnolia models



ROOF

- 2x6 engineered trusses- 16" on center- (2x8-Catalina/Magnolia)
- 3.5" gable and eave fascia overhangs- (Upgrade for larger overhangs)
- 7/16 OSB roof sheathing with felt underlayment
- Mac Rib Mac Life Weather XL 29 gauge metal roofing- 30 year fade resistance warranty



INSULATION

- 2" Closed Cell Spray Foam in exterior walls
- 4-5" Closed Cell Spray Foam in ceiling
- 2" Closed Cell Spray Foam in floor



ELECTRICAL

- 200 amp main breaker panel
- Exterior led light per entry door. Weather proof outlets w/GFCI
- Hardwired Smoke Detectors and CO2 w/ battery backup
- GFCI outlet in kitchen and bathroom
- FULL appliance outlets

TURNKEY BUILD SPECS



PAINT

- Sherwin Williams A100 Exterior Paint- 15 year limited warranty
- Sherwin Williams Property Solutions Interior Paint



FLOORING

- Style Selections- Waterproof Luxury Vinyl Plank Flooring
- Waterproof and Scratch resistant
- Pre-attached 1 mm underlayment
- Lifetime Residential Limited Warranty
- 4 color and style choices- standard. (Upgrades available)



PLUMBING

- Elongated Elevated Toilet
- Standard walk in shower or tub shower combo with surrounds
- 30" Bathroom Vanity- Upgrades Available in 36,48,60"
- Standard Hardware-Brushed Nickel- Upgrades Available
- Kitchen Sink Standard Stainless Steel
- Utility Hookups not Included* Priced Separately



INTERIOR WALL & CEILING COVERINGS

- LP Smart Siding Vertical- Standard
- LP Smart Siding Horizontal- Upgrade
- Tongue and Groove- Upgrade
- LP Smart 3.5" Trim



APPLIANCE PACKAGE

- Refrigerator-Stainless Steel Standard
- Dishwasher- Stainless Steel Standard
- Electric Stove- Stainless Steel Standard
- Stackable Washer and Dryer

Brands may vary*

TURNKEY BUILD SPECS



CABINETS AND COUNTERTOPS

- Wood soft close cabinets- base standard. (Small kitchen)
- Upper cabinets or Floating shelves. (Large kitchen)
- Shaker Style
- Brushed nickel or matte black hardware
- Butcher block Sealed Countertops- Standard- (Can be stained)
- Quartz or Granite Countertops- Upgrade



HVAC

- Mini splits are standard with options of single head or multi head systems. 5 year Warranty
- Brands may vary

ADDITIONAL ADD-ONS

(NOT included unless authorized by NuWay)

- Skirting around building-Can be serviced in Kentucky up to 100 miles
- Shelving in Closets and Pantry
- Microwave
- Kitchen Island
- Foundation-Can be serviced in Kentucky up to 100 miles
- Septic-Can be serviced in Kentucky up to 100 miles
- Utility Hookups-Local ONLY
- Excavation work- Can be serviced in Kentucky up to 100 miles
- Ceiling Fans- Electrical box provided
- Permits and Fees associated with County, City, and State
- Survey and Plot Plan



FOUNDATIONS



SPOT PIERS



FOOTERS



SOLID WALL



PIER & BEAM



SLAB

SIZES

12X16

12X24

12X28

14X28

16X28

STUDIO

12X32

12X40

14X40

14X44

16X40

1 BED 1 BATH

14X48

14X52

16X48

16X52

16X60

2 BED 1 BATH

CUSTOM SIZES AVAILABLE

STYLES



GABLE



**GABLE W/
PORCH**

STYLES



SCANDO



SIDE SCANDO

STYLES



**FARMHOUSE
W/ PORCH**



FARMHOUSE

STYLES



MAGNOLIA



CATALINA

EXTERIOR WALL COVERINGS



**VERTICAL
(STANDARD)**



**UPGRADES
LAP SIDING**

LP® SMARTSIDE® TRIM & SIDING INDUSTRY LEADING WARRANTY

LASTS LONGER.

LP® SmartSide®

5/50 YEAR
LIMITED
WARRANTY

5-YEAR, 100% LABOR & MATERIAL REPLACEMENT
LP will cover 100% of the labor and material cost in the event of a siding replacement in the first 5 years.

50-YEAR PRORATED MATERIAL REPLACEMENT
After the first 5 years, LP will cover a portion of the material cost in the event of a siding replacement until the 50th year.

PROTECTS MORE.



FUNGAL DECAY & TERMITTE RESISTANCE
Treated with waxes, resins and zinc borate to help resist fungal decay and termites



HAIL COVERAGE
For damage up to 1.75 inches



INCORRECT INSTALLATION DOES NOT VOID ENTIRE WARRANTY
Incorrectly installed products are the only portion voided

PROVIDES FLEXIBILITY.

LP® SmartSide® features one comprehensive warranty for its entire line. It is possible to mix and match LP® SmartSide® with other exterior siding options and still retain the warranty for design flexibility.



LP® SmartSide®
TRIM & SIDING

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*Warranty only applies to the product as properly installed. Limited and prorated warranties to LP® SmartSide® products are void if the product is not properly installed.



PAINT

SW 6073 Perfect Greige	SW 6034 Dark Auburn	SW 7674 Peppercorn	SW 7048 Urbane Bronze	SW 7069 Iron Ore
SW 7604 Smoky Blue	SW 7073 Network Gray	SW 9109 Natural Linen	SW 0055 Light French Gray	SW 9130 Evergreen Fog
SW 7631 City Loft	SW 9150 Endless Sea	SW 7067 Cityscape	SW 7005 Pure White	SW 7632 Modern Gray
SW 6089 Grounded	SW 7653 Silverpointe	SW 7671 On the Rocks	SW 6244 Naval	SW 6002 Essential Gray

ADDITIONAL COLORS AVAILABLE

METAL ROOF



White



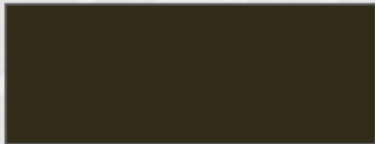
Bright White



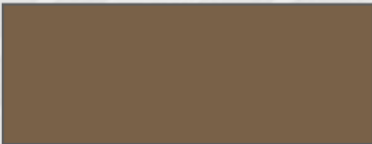
Light Stone



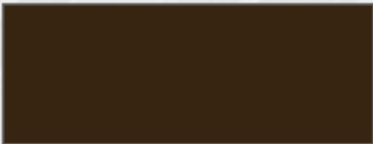
Gray



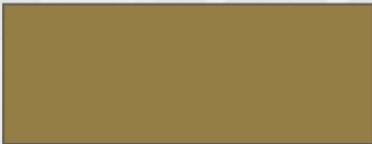
Burnished Slate



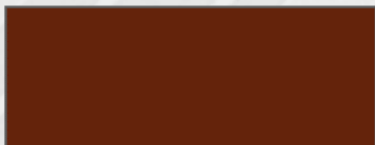
Buckskin



Brown



Tan



Red



Sapphire Blue



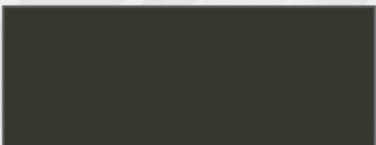
Dark Red



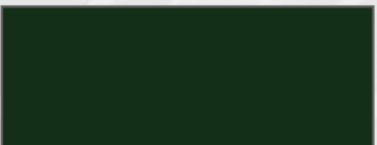
Bright Red



Clay



Charcoal



Green



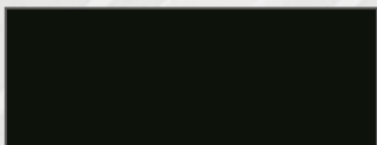
Gallery Blue



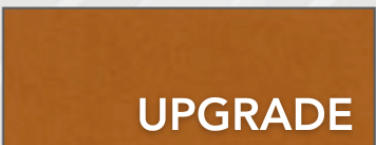
Plum



Blue



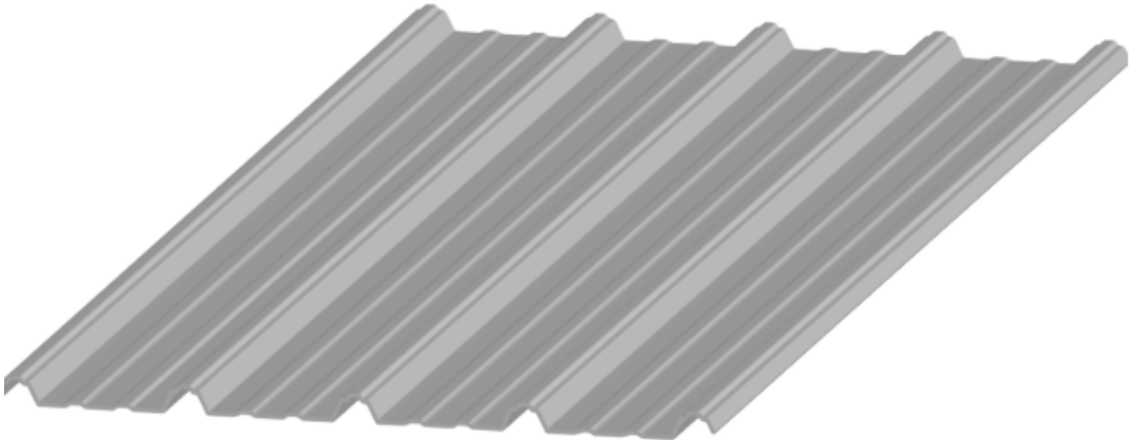
Black



Copper Penny



Galvalume

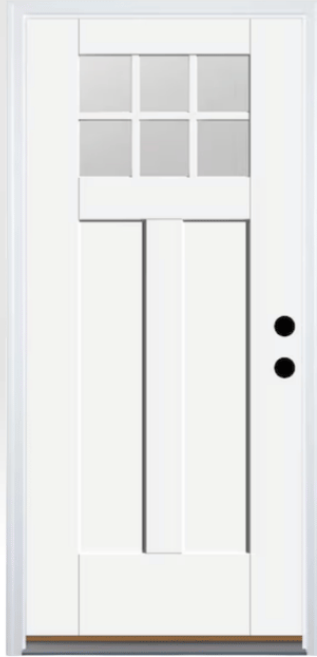


DOORS

EXTERIOR



9 LITE



CRAFTSMAN



6 PANEL

*PAINTED
UPGRADE

UPGRADES



SLIDER



FRENCH

WINDOWS

- Single Hung
- No Grids
- Tilt Sash
- J-Channel
- DP 50

White Finish
SP White Finish



**WHITE
STANDARD**



**BLACK
EXTERIOR
UPGRADE**

RELIABILT 150 Series. Exterior Vinyl New Construction Single Hung Window Low-E Double Pane Glass (Half Screen Included)

2X3 3X3 3X4 3X5

DOORS

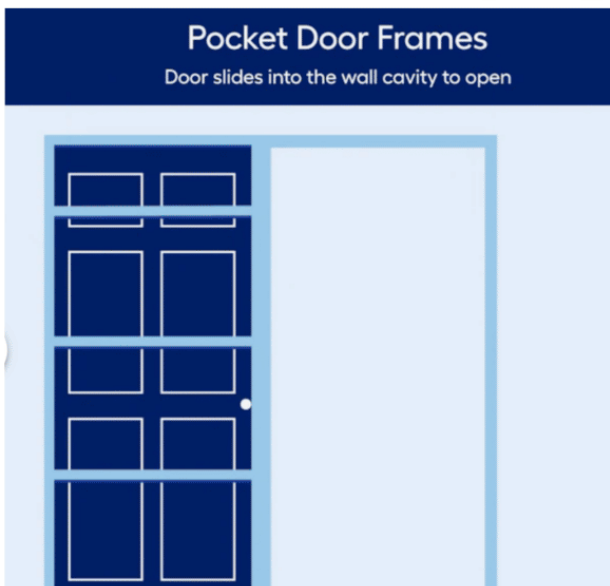
INTERIOR



**6 PANEL
STANDARD**

**BI FOLD CLOSET
STANDARD**

UPGRADES



POCKET DOOR



SLIDING BARN DOOR

FLOORING



INTERIOR WALL COVERINGS



**LP SMART
VERTICAL
(STANDARD)**

UPGRADES



**LP SMART
HORIZONTAL**

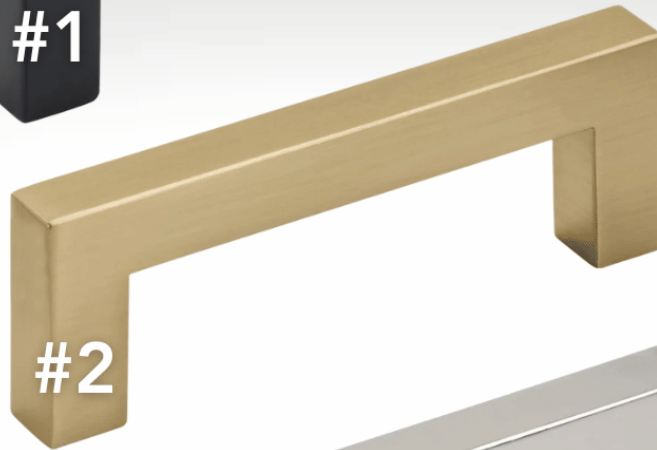


**TONGUE AND
GROOVE**

CABINETS



CABINET PULL CHOICES



BUTCHER BLOCK COUNTERTOPS



Granite or Quartz Upgrade Available

APPLIANCES



Hisense



*BRANDS MAY VARY

SHOWER CHOICES



SHOWER/TUB COMBO

WALK IN SHOWER



VANITY CHOICES



STANDARD

30" SINGLE



36" SINGLE



48" SINGLE



60" DOUBLE

NOTES



NUWAY

CUSTOM HOMES / PORTABLE BUILDINGS

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