

Alogla Homes Outlines Budget Steps Before Finalizing Custom Home Design As Construction Costs Climb

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As construction costs climb, Alogla Homes outlines how those considering building a custom home can set a budget before finalizing the design. In October, the National Association of Home Builders reported that Bureau of Labor Statistics data show new residential construction input prices up 10.3% year over year in September. The index tracks builder purchases, not finished home prices.

The association?s analysis also showed service input prices up 11.3% year over year, the highest rate since April 2022. Building material prices rose 5.5%, the fastest annual pace since December 2022.

According to the company?s published process guidance, budget surprises and stalled timelines almost always trace back to decisions made out of order. Two examples it cites are finishing a design before the budget is set and starting work before the scope is agreed upon. Winter offers time to establish the budget and scope before submitting permit applications for a planned spring construction start.

Each project begins with a discovery conversation about the homeowner?s site and lifestyle, with a realistic budget range set before design work begins. Homeowners may bring an architect or use a company design partner, and Alogla Homes coordinates with the team so floor plans fit the lot. Alogla Homes shares budget updates as design decisions are made.

Before construction begins, Alogla Homes offers a Pre-Construction Agreement covering budget development and cost analysis, plan review and value engineering, site evaluation and feasibility, and guidance on selections and finishes. The agreement includes a cost breakdown. Homeowners choose finishes with a confirmed budget in mind rather than guessing after work has begun.

Under the company?s cost model, homeowners pay the actual cost of construction plus a separate builder fee. The company states that the fee is set by project scope rather than as a percentage of spending, so it does not rise if costs do. It covers project management, from trade scheduling and on-site supervision to budget tracking and warranty oversight.

Homeowners may still need to make changes after finalizing a custom home design, according to the company. All changes are documented and approved by the homeowner before work proceeds. Change orders carry a standard management fee that covers the added coordination and scheduling effort, so the cost is clear before approval.

Alogla Homes manages local permit submissions and, where applicable, homeowners association design review filings on the homeowner?s behalf. During construction, the team coordinates every trade on site daily, with owner Jez Alogla supervising the work. He walks the site with the homeowner at key milestones and conducts a final walkthrough before handover. The company provides regular photo updates between visits.

According to the company?s website, Jez Alogla started as a carpenter and spent 25 years advancing to area construction manager at two of Ohio?s largest home builders. The website states he was involved in building an estimated 2,500 homes during that time. It adds that he spent more than 18 years in production home building before founding the company in 2020.

Alogla Homes won the 2025 Home Owner Mark of Excellence Award for Best Customer Experience in the Woodland, O?Brien & Scott USA category for builders of five to 99 homes, according to the program?s winners list. The program was created by CustomerInsight, a survey company serving homebuilders in Canada and the United States. The program states that winners are selected solely based on homeowner feedback surveys.

Alogla Homes builds custom homes for owners who already have a lot and for those who want guidance on site selection. Based in Dayton, Ohio, the company works across Montgomery, Greene, Warren, Clark, and Clinton counties. It is a member of the National Association of Home Builders and the Dayton Home Builders Association.

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Alogla Construction Group LLC

Alogla Homes builds custom homes across Dayton, Ohio, backed by a coordinated team and an owner who?s personally involved in every project.

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