

## Modular Video

### What is a Modular Home?

A modular home is the culmination of one type of building system. Modular homes actually begin as components; designed, engineered and assembled in the controlled environment of a modern factory sometimes hundreds of miles away from their final destination. It is when these components come together on your building site and the final finish is completed by your builder, that the components become a home for you and your family. Tell me more about the modular home construction process.

Today's modular systems are models of efficiency and quality assurance. The building process begins at the design phase. Most modular producers use state of the art computer aided design programs which aid them in customizing floor plans and producing drawings and material requirement lists. Once designed, the building process begins. This process is similar to what you've seen during the construction of houses in your neighborhood. The quality materials and care for detail, and the same building codes and standards are observed. So what's different? Efficiency and quality control! How Long Does The Building Process Take?

Speed and consistent quality are two of the many advantages for choosing to choose modular housing. On the average, a home consisting of two sections will be built in the factory within a couple of weeks. Once the manufacturing process is complete, typically with interior finish right down to carpets and wall finish, the unit must be transported to your home site and placed on the foundation. Final completion is usually handled by a local builder or general contractor and includes connection of utilities to the home, and a short list of finish work. Normally the home is completed in two or three weeks. What Do Modular Homes Cost?

When you add up all the labor, material and time savings inherent in the modular building process, you will find that the price of a modular home is generally lower than a site built home of comparable size. Plus you will keep saving money year after year, as your energy efficient home keeps your heating and cooling bills low. What's The Difference Between a "Modular Home" and a "Manufactured Home"?

Manufactured homes, sometimes referred to as mobile homes, are constructed to a different building code. This code, the Federal Construction Safety Standards Act (HUD/CODE), unlike conventional building codes, requires manufactured homes to be constructed on a non-removable steel chassis. Many communities have restrictions on where manufactured homes can be located. Modular and site-built homes on the other hand, are constructed to the same building code required by your state, county and specific locality and therefore are not restricted by building or zoning regulations. Your new modular home is inspected at the assembly plant during each phase of construction. Evidence of this inspection is normally shown by the application of a State or inspection agency label of approval.

### What Do Modular Homes Look Like?

Modular homes look like any other home. Today's building technology has allowed modular manufacturers to build most any style of home from a simple ranch to a highly customized contemporary. And, it doesn't stop with houses. Modular producers are busy building banks, schools, office buildings, motels and hotels. Chances are you've been in many modular structures and probably never realized it.

### Can I Design My Own Modular Home?

Yes. Most modular companies allow the customer complete design flexibility. But remember every manufacturer is different. Engineering capabilities and product specifications will vary from company to company.

### Are Modular Homes Difficult To Finance or Insure?

There is no distinction between modular and site built homes as far as appraisal or financing. Banks and lending institutions treat both types of construction the same. Likewise, there is no difference in insuring the modular property.

### Is A Modular Home Better Than A Site Built Home?

The decision is clear. With a modular home you get efficiency and quality control. Efficiency begins with modern factory assembly line techniques. Your home travels to workstations, with all the building trades represented. Work is never delayed by weather, subcontractor no-shows or missing material. Quality engineering and modular construction techniques significantly increase the energy efficiency of your modular home. A quality control process provides 100% assurance that your home has been inspected for code compliance and workmanship. In-plant inspectors as well as independent inspection agencies inspect the home on behalf of your state & local government. Click here to learn more about modular home construction methods. One Last Time, Review the benefits of modular construction for me.

- \* Highly Engineered
- \* Constructed In Climate Controlled Environment
- \* Efficient Building Process & Material Usage

- \* Energy Efficient
- \* In-Plant Inspections
- \* Consistent Quality
- \* Speed Of Construction
- \* Design Flexibility
- \* Constructed To Meet Or Exceed Local Building Codes