

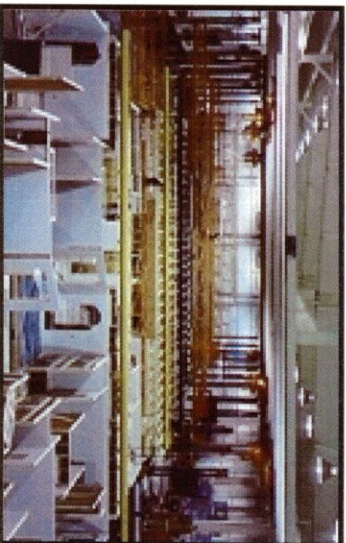
Modular Homes Make Sense

What is a Modular Home?

A modular home is built in a factory in assembly-line fashion, and transported to a site in large units. These units are lifted by crane and rested on a pre-built foundation and fastened together.

How does the process work?

In the beginning, purchasing a modular home is similar to purchasing a stick built home. You will start by choosing a builder, selecting a floor plan, customizing your options, and securing financing. Once these decisions are made, and the paperwork is signed, the engineering staff at the factory overlooks the plans and construction work begins.



As your home is being built in the factory, on site excavation and foundation work is taking place, drastically reducing the overall time to complete your home.

The home is shipped to your site on flatbed trucks, and placed by crane onto the foundation. The entire home is fastened together, and on site finishing work begins. The interior and exterior trim, drywall, siding, plumbing and electrical tie-ins, steps, porches, and decks are all completed in approximately 4-6 weeks, depending on the design of the home.

Buyers can expect the process to take roughly 3 months from the time of your order until the day you receive your keys. Compared to the 6 month average completion time for a stick built home, modular homes are completed significantly faster.

Can I customize the home?

There is nothing you can't do with a modular home. One misconception about modular homes is that you can only build what's in the brochure. Today's modular homes can be built to any specification and size. From grand master suites to granite countertops and hardwood floors, there is no amenity you can't include in a modular home. A broad range of exterior finishes are available as well. Siding, stucco, brick, stone, or any other finish available to stick built homes can be done on modular homes as well.

Definitely More Than You Expect

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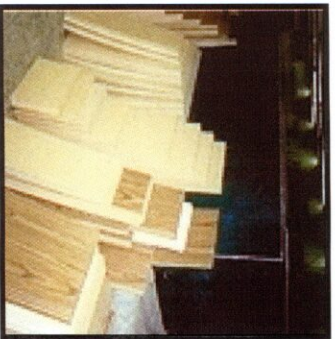
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How do modulars measure up?



Modular homes are built to withstand the transport from the factory to your site. Typically they are built with 20 to 30 percent more materials than stick built homes. In a FEMA (Federal Emergency Management Agency) study following Hurricane Andrew in 1992, it was found that wood-frame modular homes in Dade County, FL, stood up to the devastating winds better than stick-built homes. The finding states: "Overall, relatively minimal structural damage was noted in modular housing..." The report also points out that the construction method of modular homes "provided an inherently rigid system that performed much better than conventional residential framing."

Modular homes are built to state and local regulations of the address where the home is to be transported. Each manufacturer has a third-party inspection at the factory to assure that each home is built to meet or exceed code. The third party inspectors are up to date on the state and local codes, and check every step of the home's construction.

Modular home manufacturers can also guarantee brand name products. With large scale purchasing departments, they have the ability to source products that a stick builder may not be able to guarantee.

How do the costs compare?

Modular homes are built in a controlled environment that is unaffected by variables that plague site-built homes, such as poor weather, theft, or vandalism. This cuts down on construction time, saving the customer money.

Modular homes are assembled using top-shelf products purchased in large quantities at reduced costs. Brand names can not only be guaranteed, but can end up costing less than bargain materials that may be used in site built homes.

Additionally, the home is inspected at the factory by a third party inspection company, reducing the number of on site inspections and costs to the buyer.

Overall, the savings on building a modular home can range from 5-25% over building a traditional site built home.

Information for this article was taken from www.bobvila.com, how to library.

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