Modular Home Free Guide

By Randall Eaton

This free guide contains text taken from my best-selling book,

"The Complete Guide To Modular Housing".

To order please visit:

Website: http://www.modularhomesnetwork.com

Email: sales@modularhomesnetwork.com

Modular Homes Network
DBA

J R Consumer Resources Inc.
3660 Nicklaus Drive
Clarkston, WA 99403
Phone: (509) 243-5306
Fax: (866) 401-1084

Toll-free 1-888-770-2830

Modular Homes – How are they Different?


Picture of a Timber Creek True Modular Home

Modular homes - sometimes referred to as; “true”, “custom” or “system-built” homes - are built using an engineered approach to produce structures in a more efficient and cost effective method. Instead of the old-fashioned construction method (stick-built), most of the work is pre-fabricated at an off-site climate controlled factory. As each sub-section or modular unit is finished it is transported to the building site on a flat bed truck with no steel undercarriage supporting the floor system. Once on site each modular unit is installed on a permanent concrete foundation just like a traditional home.

Many people, when they hear the term "modular", automatically think “manufactured home” or “mobile home”. A, **“True or custom Modular”** home is neither. True modular homes have all of the characteristics of stick-built homes and must pass the same code requirements as stick-built homes. True modular homes have more flexibility compared to manufactured homes, which I will discuss later. Another difference is - true modular homes don’t have a steel undercarriage supporting the floor system like manufactured homes. **True modular homes are custom-built homes constructed in a controlled environment and transported to the job site 90% to 95% completed.** A true modular home can be an entry-level single-story home or a multi-million dollar mansion consisting of 8,000 sq. ft. or more with multiple levels. Many apartment and townhome building projects utilize true modular construction techniques today.

How are modular homes built?

A true or custom modular home can be built from existing plans or from custom plans generated by an architect. Modular home producers use computer generated plans to meet all national, state, and local building standards.

Framing for a modular home is the same as a traditional home except that true modular homes use 20 to 30 percent more material to guarantee a safe trip to the site. **Basically a true modular home is over engineered to withstand the transportation process**. True modular homes are built in a climate-controlled environment using the same high quality materials used in traditionally built homes.

Construction of a true modular home follows the same path as traditionally built homes. The floor is built first, with great care taken to build a strong foundation, since this is what will carry the weight of the rest of the structure. Next, the walls are added with sheet rock already in place. Electrical, plumbing, wiring, and insulation are next.

After this, the exterior, roofing, and siding are put in place. And finally, windows, doors, bath and kitchen fixtures, cabinets, and others are added. Once the construction is complete, the structure is wrapped and shipped to the building site to be put together by a local contractor.

How much will a modular home cost?


All American Home Model Hawthorne

According to industry statistics, the number of modular home projects has more than doubled in the last ten years. This is because the modular building process provides time and cost savings. Since they are built inside a factory, the weather does not cause delays, which greatly reduces labor costs. Having all the fabrication done at the factory allows the factory to buy bulk quantities of supplies at greatly reduced rates. These savings are then passed on to the consumer. The costs will vary depending on where you live, but a general guide is that true modular homes will cost $70 to $100 per sq. ft. (not including property). To build a stick-built home the average cost is around $80 to $140 per sq. ft. (not including property).

Over the years I have spoken to many associated with the modular housing industry regarding cost and savings. Some say that by using modular construction you can save 30 percent or more. Others I have spoken to take a different approach and say there is no real cost savings, except quicker build times. And still others say one can typically save 10 to 20 percent. I tend to lean towards the later point of view and estimate the savings to be around 15 percent with quicker build times of three months or less compared to stick-built construction. With quicker build times and a possible savings of 10 to 15 percent it's clear why more and more people are turning to modular construction.

Modular housing for the developer

Time is money. A stick-built house takes eight to twelve months to complete and is subject to the availability of materials and subcontracted labor as well as weather demanded delays. The building process begins with the foundation work, onto which the home is constructed. In the conventional process, the foundation must be completed before any work can be done on the structure.

With a modular home, the foundation work at the site and the construction of the home in the factory can take place at the same time. The shortened construction period is significant to the developer in two ways. First, it allows him to increase his total home production. Second, financing for labor and materials is greatly reduced. Since production time is cut, the developer finances the site for a much shorter period of time. The national average to build and complete a modular home is six months to nine months. A time savings of around three months compared to stick-built construction, these advantages apply to the individual homebuyer as well.

There are other benefits to modular construction. Before building begins, the builder/customer is given a price quote. Receiving a firm price up front that is guaranteed through final construction is virtually non-existent with conventional construction. Factory construction also eliminates other problems for the developer/contractor in areas where skilled labor is scarce and materials must be transported to the job site at great cost.

Information for Builders

If you are a builder or developer and you're considering modular construction for your next project, I would like to talk with you. I have helped hundreds of builders, developers and investors from around the country.

To learn more about modular construction and the advantages associated with it please click on this link: http://www.modularhomesnetwork.com/ModularHomes/modular-home-builders-form.asp and fill out a simple form. Once I receive your information I will contact you to discuss your building project in more detail. My goal is to help you find quality companies that can assist you with your project.

Two-story, three-story and beyond

As I mentioned earlier, true modular construction has no limitations regarding size or style like a manufactured home. There are about 70 modular home manufacturers in the United States that assemble sections of modular units. Most modular units are made in complete, box like sections. Multiple-section units and stack-on units are common. Modular homes are the strongest of factory-built homes, and 90 to 95 percent completed when units leave the factory. Each section is carefully placed on the foundation, typically with a crane.

Even though there has been tremendous growth in modular building over the past several years, it is still an unfamiliar concept to many people. One homeowner tells her story about the modular house she planned to build in a traditional New England town. Article by Sheri Koones, *"When the neighbors heard about it, they were frantic, thinking they would have a "trailer" parked in their midst. In one day, 10 modular boxes were delivered on flatbed trucks and set in place with a crane. The Georgian-style house took shape quickly, and when the neighbors returned home from work that evening, they were shocked to see a large, beautiful home, looking nothing like the double-wide they were expecting. The truth is, today's modular-built homes are visually indistinguishable from traditional stick-built homes. Many homeowners are surprised to learn the possibilities and benefits modular homebuilding offers. And many prominent architects now designing custom-built modular homes are breaking new ground in terms of style and size."*

Benefits of true modular construction

- **Consistent quality**: True modular homes are designed and built in a climate controlled environment. This means harmful weather never touches the inside of a modular home. True modular homes go through multiple quality inspections and third party inspections to ensure the highest level of quality.

- **Quicker build times:** Homes are delivered up to 90 to 95 percent completed and built in one-third the time. Construction is seldom delayed due to weather, subcontractor no-shows or missing material. With careful planning you can be living in your new home within six months from start to finish, (national average).

- **Energy efficient:** True modular homes are over engineered using the latest construction technology with 20 to 30 percent more lumber compared to stick-built homes. True modular homes are designed to be energy efficient, which will save you money on bills in the future.

- **Design flexibility:** A wide variety of house plans are typically available from true modular home producers. Whether you're interested in capes, ranches, split level, two-story or three-story homes. There are usually no size limitations with true modular homes as compared to on-frame modular homes.

- **Cost advantages:** Because true modular homes are constructed faster, costs are controlled and kept at a minimum which enables modular home producers to pass these savings along to you. New construction loans are typically shorter, saving homeowners interest payments.

- **Residential Appeal:** There is no difference or distinction between a true modular home and a traditional stick-built home when it comes to design, style or residential features.

Manufactured homes in the 21st century

A manufactured home - sometimes referred to as a HUD code home - is built entirely in the factory under a federal building code administered by the **Department of Housing and Urban Development** (HUD) and is classified as a "Manufactured Home." These homes are constructed to meet the Federal Manufactured Home Construction and Safety Standards Act, which has been in effect since June 15, 1976. The Federal standards regulate manufactured housing design, construction, strength, durability, transportability, fire resistance, energy efficiency and quality. The HUD Code also sets performance standards for the heating, plumbing, air-conditioning, thermal and electrical systems.


Picture taken at Horton's plant in GA

All HUD-code manufactured homes have a steel undercarriage that supports each section. Once the section or sections have been transported to the customer's site, the wheels and axles are removed and the steel undercarriage is then supported by a blocking system. Manufactured homes generally come in single units or two-section units. In certain parts of the country you can also find three and four-section units. A manufactured home can be placed on a basement. In general, manufactured homes are single-story homes that are placed on a blocking system that supports the steel I-beams under each section.

Manufactured homes and residential appeal


4-12 Roof Pitch

Most manufactured homes have low roof pitches, (3/12) due to the need to clear underpasses during transport. A number of HUD-manufacturers are starting to utilize new technologies and in some cases just old fashion hard work to add residential appeal to manufactured and modular homes. In recent years hinged roofs have become very popular, allowing a high-pitched roof to fold flat during transport to provide the necessary clearance, while still achieving some of the savings associated with a factory-built home. In manufactured homes a higher pitched roof can increase the value of the home and appearance.

In some cases a manufacturer will ship a home with only a portion of the roof complete and erect the remaining portion once the home is on site. The picture shown here is a Fuqua Home built in Bend, Oregon. This particular home is not using a hinged roof but portions of the roof were constructed on site. In either case steep pitch roofs are starting to become the norm in manufactured homes.

Are manufactured homes still affordable today?

On average manufactured homes cost $45.00 to $70.00 per sq. ft. (not including property.) The national average completely set-up including cost of home, homebuyer's property and site improvements is around $65.00 to $90.00 per sq. ft. The average size manufactured home sold in the U.S. is around 1,500 sq. ft. Total cost of home on private property using $85.00 per sq. ft. comes to around $127,500.00. According to the, "National Association of Realtors" the average price tag for a stick-built home - as of October, 2008 was $221,000. A $100,000 difference almost, making manufactured homes the most affordable housing option today. Now, I know some of you living in an RV fulltime may disagree but regarding a permanent dwelling a HUD-code manufactured home is the least expensive option today.

Many first time homebuyers are drawn to manufactured homes because of low monthly payments. Did you know that many retirees are also considering a manufactured home? It is estimated that 1,500 baby boomers are retiring every day. Many have large homes with high property taxes and are looking to downsize and move into rural areas.

Benefits of HUD-code construction

Today, manufactured homes are appealing to a broader segment of homebuyers, from first time homebuyers to retirees looking to downsize. Hopefully home sales will increase as the industry looks for ways to increase its market share. Some benefits to utilizing HUD-code construction are:

- Affordability - being the least expensive in the industry per sq. ft.
- Better construction methods with improved building materials
- Multiple floor plans from singlewides to four-sectioned home
- More residential features like; covered porches and steeper roof pitches
- Quicker build times compared to traditional building methods
- Lower down payment requirements in certain states
- Can be placed on a basement

What is Panelized Construction?

Panelized construction involves the building of individual walls, or wall sections in a factory. Panelized home producers are the biggest and most diverse segment of the factory-built housing industry. Panelized homes are different compared to modular homes. There are some similarities between the two, but panelized homes utilize **"Components"** or **"wall units"** that are pre-built in a controlled environment, (factory). The main advantage of panelized homes over stick-built homes is - shorter build time with lower labor costs. Panelized homes, like modular homes, must meet all state and local building codes.

There are two types of panelized home systems available today. The most common or popular is called the, **"open wall system"**. With the open wall system the exterior sheathing is installed at the factory. The interior wall is left unfinished. Your builder then has to install the wiring, plumbing, insulation and drywall. The second type is called the, **"closed wall system"**. The closed wall system is a completed wall, enclosed on both sides, insulated and has provision for plumbing and wiring.

Depending on the size of the panels, you may need a crane to help you place the panels on the foundation. On the job site, construction time is cut in half because most of the work has been done at the factory; it's just a matter of erecting the panels. On average it takes three to five days for the home's exterior to be finished. This reduces the risk of weather damage and theft from the job site.

An (open wall) panel

Panelized construction seems to attract the **do-it-yourself person**. The homeowner benefits from a quick move-in date, minimal warping caused by moisture, and cost savings through less waste. The homeowner also has assurance of a product built to closer tolerances just like manufactured and modular homes. Panelized homes may be selected from standard plans or can be customized and designed to fit an individual's needs. Please remember - this type of project requires more hands-on compared to modular and manufactured homes. The homeowner usually acts as the general contractor or owner-builder and helps with the different phases of the building process.

Did you know that Extreme Makeover Home Edition, a popular television series on ABC - utilizes panelized construction for their home projects? If you have watched

the show you probably have noticed entire walls, floors and roofs being lifted into place with the use of a large crane. By using pre-built sections the building process goes more smoothly with fewer delays. Extreme Makeover's goal is to have a home completed within seven days and the use of panelized construction allows for this to happen. A great show by the way if you have never tuned in.

The Wood Truss Council of America, (WTCA) sponsored a demonstration where two identical homes were built side-by-side. The entire process was filmed from start to finish. Each home used the same number of experienced labors. Home (A) used modern engineered components, (panels) and Home (B) used the old-fashioned "stick-built" method. After the project was completed the result showed that using engineered components such as wall panels, interior partitions, and floor and roof trusses, was a much more efficient way to build. The Home (A) required 63% less hours, generated 76% less waste, and was 16% less costly to build.

A Note from the Author

There is so much I want to share with you but unfortunately I can't share all my secrets or buying tips in this free guide. My book, "The Complete Guide to Modular Housing" goes into detail about all aspects to purchasing a factory-built home. You will learn what to look for in a quality built home. How to negotiate the best deal possible and of course my popular rating charts that everybody raves about.

To learn more about this amazing industry and how to select the right manufacturer based on your particular needs and expectations, please order my book today and become an informed buyer. When you order you will have access to my email address where you can ask questions concerning your particular situation. Please remember this book is nine years in the making with important data and information you won't find anywhere else.

Author

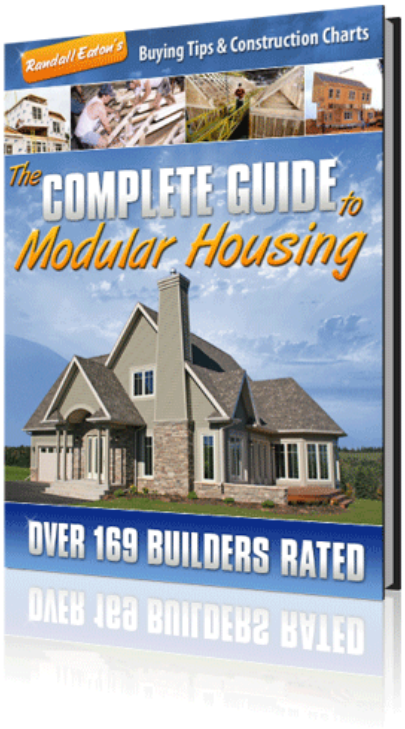
Randall Eaton

The Complete Guide to Modular Housing

This Resource is not available in Book Stores!

We update our book yearly to keep up with the changes in the housing industry.

Currently In Its Ninth Edition



The Complete Guide to Modular Housing Normally Sells for ~~$99.95~~

E-Book $39.95 (PDF)

Immediate Download

Click BUY NOW Here

DISCOVER MasterCard VISA AMERICAN EXPRESS PayPal VERIFIED

168-Pages I File Size 2.5 MB

SATISFACTION GUARANTEE RISK FREE

60-Day Money Back Guarantee!

Printed Copy $49.95

Free Shipping

Click BUY NOW Here

DISCOVER MasterCard VISA AMERICAN EXPRESS PayPal VERIFIED

168-Pages I Shipped Priority Mail