



Typical questions and answers:

1. What is the whole process?

There are 4 parties involved; you, a Designer/Architect, a Site Builder and the Modular Factory.

YOU: First you need land! In order to get an estimate of costs, you need land, and then a house design. You cannot pick out a house design to be priced unless you know it will fit/work on the site!

See #2 below about Land.

Designer/Architect: Once you have land you can either pick out one of our plans on our website or have a custom floor plan designed. We will also discuss general exterior and interior materials with you so that we can get you pricing (we will get into more detail of your plans later). We will then send your plans and specifications to both the Site Builder and Modular Factory.

Site Builder: Once you have land, and have decided on one of our home designs, we will then connect you with a site builder in your area. The site builder is responsible for helping to “set” the modular house as well as any “button-up” work. This could consist of any porches or decks, exterior materials such as siding and interior materials such as flooring or touch-up painting. The builder will coordinate with the Designer/Architect and the Modular Factory and will give you a price on the house, including and foundation, excavation/site and any other costs associated with the building of your home. Depending on the Factory and Builder, sometimes the builder will give you a price of just his/her work or the price may include the modular house.

Modular Factory: The Factory is responsible for building your whole house! A factory is typically chosen for either the proximity to your site, workmanship and price. If you have a factory that you already like, we would be happy to look at them and see if they build to the standards of our homes. No matter what factory is chosen, all factories will build your house according to your plans as well as local Town and State Building codes. A factory can typically build your house in only a few weeks depending on a few things: all plans and specifications are done and signed off by you, all material items are on site and they are not waiting for any special order items, and your land/foundation is ready.

2. I have a piece of land; will one of your designs fit on my site?

We would be happy to help you determine this but we need a **PLOT** plan of your land, all the town setbacks (front, side, and rear), maximum height and building/land ratios. This can typically found at your local town building department. A **PLAT** plan will not give us enough information. If your town does not have a Plot plan, you will need to hire a surveyor to have one drawn up (you will need this to apply for any building permits in the future).

PLAT plan - A plat is a type of map showing land (layout of lots in a neighborhood or Town).

PLOT plan - A plot is an individual unit of land, showing boundary dimensions.

3. How much is one of our designs to build?

We're sorry, but there is no straight answer to this!! There are many variables that make up the pricing of our homes such as; your particular selection of exterior and interior material and features that you want, foundation for your home, any site work needed (excavation and/or demolition), and on site builder fees (button-up work). A good average is anywhere between \$100-150 per square foot.

4. Can we make changes to any of your designs?

Yes, changes are certainly welcomed. Just email us with a list of items that you would like to change and we will give you a price, typically it is about \$40.00 per hour unless we can agree on a set amount. We can also take a regular “stick-built” plan and make it modular. Note: we will NOT copy another designer or builder's plan.