

BUILDING SYSTEMS

✓ The Most Frequently Asked Questions & Answers...



MODULAR HOMES



National Association of Home Builders
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1.

What Is A Building System?

Simply put, a building system is a highly engineered method of producing buildings or building components in an efficient and cost effective manner. The use of building systems is common in many different types of residential and commercial construction.

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.



2.

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 assisted design stations 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!

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.



3.

How Long Does It Take To Build A Modular Home?

Speed and consistent quality are two of the many advantages for choosing modular components for your new new home. On the average, a home consisting of two modules will be factory produced in six or seven days. Once the manufacturing process is complete, typically with interior finish right down to carpets and wall finish, the unit must be transferred to the building site and placed on its 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.



4.

I Get Confused When I See The Terms "Manufactured Home" and "Modular Home". What's The Difference?

Manufactured homes, sometimes referred to as mobile homes, are another type of building system and are constructed to a different building standard. This standard, 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.

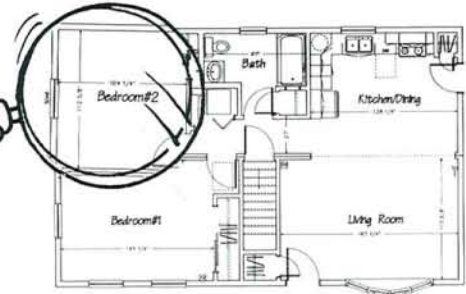


5.

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.

Just take a look at this sampling of modular homes.



6.

Can I Design My Own Home Instead Of Using A Modular Manufacturers Standard Plan?

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.



7.

I Know That Modular Homes Are Built To The Same Codes As Site-Built Homes, But Is Financing Any Different?

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.



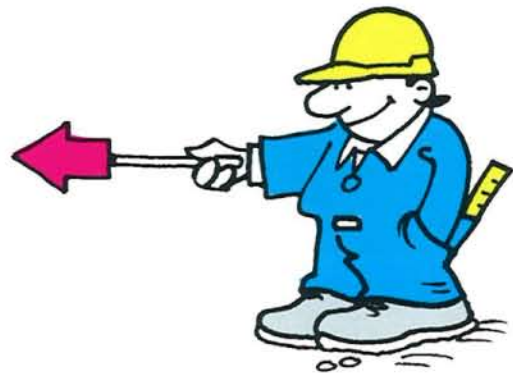
8.

OK, You've Convinced Me! How Do I Buy One?

Enclosed with this brochure you have received a listing of the modular manufacturers who belong to the National Association of Home Builders' Modular Building Systems Council. Most modular manufacturers market their homes through local builders or developers. This is because modular manufacturers are just that, manufacturers of components. They rely on the experience of builders in the local community to assist the homeowner in many areas including lot selection and site preparation. When dealing with such a large purchase it is always best to have expert advice.

✓ 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



And one last item that we haven't covered – 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 traditionally built home of comparable size. And you will keep saving money year after year, as the energy efficiency of your home keeps your heating and cooling bills low. But don't take our word for it, contact one of our members and compare.

Before you buy a modular home, choose a Modular Building Systems Council member to

provide you with the outstanding dedication, commitment and professionalism you deserve. Our members sponsor research, training and marketing programs committed to raising modular industry standards, as well as promoting modular structures as a smart, viable and attractive form of residential and commercial construction. Working together, our members are dedicated to providing the public with quality services and products.

Before you buy...choose a Modular Building Systems Council member!