

15 Reasons why you should buy a modular home

by *Shahid Habib*

- 1. Save Money.** Modular homes are generally much lower priced than similar sized site-built homes. The modular building assembly line production process means labor, materials, and time savings that are passed on to you. You stay on budget with modular houses as they come at a guaranteed price, without cost overruns. As modular homes are energy efficient your heating and cooling bills will be lower leading to more money savings.
- 2. Save Time.** The whole modular building process is a very speedy one. You can have the finished product generally within 2 to 4 months as opposed to 8 to 12 months for a comparable site-built home. With modular homes it means no delays due to weather, subcontractor not showing up or missing materials.
- 3. Energy Efficient.** Modular building factories use additional insulation and quality engineering precision building techniques making the modular house a super efficient energy conservation home leading to lower heating and cooling bills every year. You can also easily set up solar panels on the modular structure leading to even more savings.
- 4. Stronger built.** Modular structures are built to last a long time. They typically have 30% more structural wood to withstand the rigors of transportation to the site, therefore they are very sturdily built. Modular structures are built in a climate controlled environment and are not exposed to weather damage which is fairly common in the case of a site-built home. Modulares are built in a dry weather proof factory and are shipped to the site in weather-proofed wrapping.
- 5. Smoother building process.** The whole modular building process is efficient and there is very efficient materials usage.
- 6. Consistent and high Quality.** Modular homes are built with exceptional quality and are thoroughly checked out before they leave the factories. Quality control inspectors make sure the home is inspected for code compliance and workmanship.
- 7. Regularly inspected in factory.** Modular homes are regularly checked by inspectors while in the factory which is not always the case with site built homes.
- 8. Meets or Exceeds local building codes.** Modular homes are very dependable as they are constructed to meet or exceed local building codes. Factory inspectors as well independent inspecting agencies check the home on behalf of your local and state government.
- 9. Flexibility in Design.** You can totally custom design your own dream house and the modular factory engineers will work with your builder to bring it to a reality.
- 10. Built using cutting edge technology.** Modular homes are highly engineered, are built in a modern controlled environment, and are precision engineered for a lifetime of trouble-free structural durability.
- 11. Easy to Finance.** The loan process is the same as that of applying for a site-built home loan. There are an increasing number of financial institutions that have programs for financing modular loans, including Wells Fargo Bank, Countrywide Mortgage, Washington Mutual Bank, and CTX Mortgage Company.

12. Easy and less costly to maintain. Modular houses are well-built homes therefore they require low maintenance.

13. Resale Value. The visible high quality with which modulares are built means means higher return on investment on resale. Your home will require much less maintenance and will continue to have lower energy bills compared to other site-built homes in the neighborhood. All this means you will have more resale value.

14. Specialty buildings. In addition to modular homes, you can build banks, stores, apartments, motels, hotels, medical clinics, nursing homes, strip malls, townhouses, dormitories, restaurants, offices, and classrooms.

15. Peace of Mind. You can rest easy knowing your modular home will be trouble free and will last you a long time. While your home is being built there will be no worries about your home suffering weather damage while being built, and no worry about cost overruns.

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