

The Modular Advantage



UNDERSTANDING TODAY'S MODULAR HOME



Modular Housing on the Move

Modular housing is one of the fastest growing sectors of the construction industry. Wanting to avoid untimely weather delays, quality control problems and fluctuating and unpredictable material costs and skilled labor shortages, more and more home-builders and developers are turning to factory-built construction to get a head start on their competition.

Today's modular housing is better than ever. On-time and volume purchasing enables manufacturers to help provide the consumer with amenity-filled homes at a reduced cost, and design flexibility provides a wide range of options from which to choose.



The Modular Housing Process

A modular home is constructed of building materials in a controlled factory setting by specially trained workers. The factory setting allows manufacturers of modular homes to use highly automated and technologically advanced systems and machinery in an assembly line fashion. This ensures the highest possible quality of workmanship and greatly reduces both time and waste normally generated by new construction.



Once built, the home is then transported to the home site where installation occurs and the home is complete. Manufacturers rarely sell directly to the consumer, but instead work with an independent local builder or general contractor in the area.



Modular homes are built to the state/local building codes of the jurisdiction where the home is going to be sited. These are the very same building codes to which site builders adhere. Modular homes are constructed of the exact same materials found in site-built residential construction.

Modular homes go through a rigorous inspection process, inside and outside of the factory, to ensure they are built to the highest possible standards, and to make certain it was built in compliance to the building code set forth by the state.



Once the home arrives at the construction site, the modular home components are craned into place and the roof is set. This is usually accomplished in less than a day.

Once the components are set, the builder is then responsible for finishing any remaining items. Prior to occupancy by the buyer, a final inspection is conducted to ensure once more the newly-installed home meets building standards.

Financing Modular Homes

Modular homes are appraised and financed exactly in the same manner as site-built homes. As such, a wide array of mortgage financing is available for the consumer. Talk to multiple mortgage lenders in your area to make sure you get the financing that is right for you.

Modular Statistics

Year	Homes Produced
2012	13,325
2011	12,200
2010	12,900
2009	12,700
2008	21,500

Traditionally found in the Eastern US, the modular housing industry has made tremendous inroads in virtually all regions of the country, evidence of its broadening appeal to builders, developers, public officials, and consumers.



No matter what kind of home you are looking for, an NMHC member manufacturer can deliver it for you! Check out our full list of NMHC members complete with contact information by visiting our website.

About the National Modular Housing Council

The National Modular Housing Council was created to provide modular manufacturers, suppliers, and builders a national voice to facilitate policies and programs beneficial to both the industry and consumers of modular homes. Call (703) 558-0400 for more information on the National Modular Housing Council, or visit our Internet site www.modularcouncil.org



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