

# THE BUILDING PROCESS

- **Financing Part I:** what can you afford to build? Site Costs? Building costs? Typically you can expect to pay anywhere from \$1-1.50 psf plus. This is just a range, depending on your area you live in and materials chosen. You will need to find a bank that understands Modular Construction.  
**The Overall Cost is broken up into 4 main categories:**
  - Cost of Land
  - Cost of Site Improvements (septic, Well, Driveway, Power, Excavation, Stumping, Cleating, etc.)
  - Cost of House: All building modules and On-Site button up work. This is where the price will vary from one client to another; it all depends on the materials that you pick!
  - Other Structures: Garages, Porches, Decks, Walk-out Basements etc.
- **Find and purchase Land.** Please note of any setbacks or protected areas on the site that may hinder the size/shape of your house.
- **Find a stock floor plan.** You may chose one of ours or start with one of ours and customize it.
- **Choose on a Site Builder and a Modular Factory.** When the house plans are complete, both the Site Builder and Modular Factory can determine the costs. Some Modular Factories have their own Site builders that they like to use and vice-versa.
- **Financing again:** Once the construction costs are completed and you have house plans, you can go back to the bank. The bank normally will require a copy of the final drawings and written construction costs before they will approve the loan.
- **Building Permits:** Once financing is complete, you then need to work with your Site builder to obtain any building permits that are required by the state or local governments. If you are in a historic, environmental or protected area, it can take longer. Depending on the result of the permits you may need to now make changes to the plans.
- **Site Preparation/Construction:** While your foundation is being created, the Site Builder will be preparing your site with any ground work as well as building the foundation, all while the modular building is being fabricated at an off-site location.
- **Shipment/Crane:** The constructed modular (boxes) are then shipped from the factory to the site in sections. It is then assembled by the site builder and placed on top of your foundation.
- **On-site button up:** The Site Builder will now finish any portions of the house (both interior and exterior) that the factory could not do such as porches, decks etc. This step can take 1 to several months depending on the size and complexity of your modular home and it varies throughout the different regions of the US.