



FAQ

Answers to Your Questions About Buying a Manufactured Home

What are the differences between mobile, manufactured, and modular homes?

Mobile Home – The term Mobile Home is often used interchangeably with the term Manufactured Home but in fact they mean quite different things. "Mobile Home" refers to homes built PRIOR to 1976 when the HUD code governing building standards for factory-built homes was instituted, greatly improving quality standards.

Manufactured Home – Homes built AFTER 1976 are no longer referred to as Mobile Homes but instead are Manufactured Homes and are built to a higher standard of quality than yesterday's "Mobile Homes".

Manufactured homes are built in a factory under the federal building code administered by the Department of Housing and Urban Development (HUD). These homes are constructed to meet the Federal Manufactured Home Construction and Safety Standard Act of June 15, 1976. The federal standards regulate manufactured housing design and construction, strength and durability, transportability, fire resistance, energy efficiency, and quality. The HUD Code also sets performance standards for the heating, plumbing, air-conditioning, thermal, and electrical systems. HUD is the only federally regulated national building code. Each home or segment of a home is labeled with a red tag that is the manufacturer's guarantee the home was built to conform to the HUD code. On-site additions, such as garages, decks, and porches, often add to the attractiveness of manufactured homes and are built to local, state, or regional building codes.

Modular Home – Modular homes are built to either local or state building codes, as opposed to manufactured homes, which are also built in a factory but are governed by a federal building code.

A modular home is manufactured in a production facility and are built in two or more sections in a controlled factory setting that are then transported and

assembled on location. The assembly process typically uses a traditional concrete foundation (permanent).

Why should I consider a manufactured home?

Technological advances, evolutionary designs, and a focus on delivering quality homes families can afford are the driving forces within the manufactured housing industry. That's why more people are turning to manufactured housing to deliver homes that fit their lifestyle, at prices they can afford.

If you're looking to get the most out of your housing dollar you need to consider a custom designed factory-built home. Depending on the region of the country, construction costs are considerably less for a new manufactured home. On average they can cost anywhere from 10 to 35 percent less than a comparable site-built home. Today's manufactured homes offer the quality construction, modern amenities, and livability you are seeking... at a price that fits your lifestyle and your budget!

Efficiency and Convenience – Building a home in a rural area can be difficult, time-consuming and expensive when transporting materials, equipment and labor to the site. In comparison, a manufactured home is built off-site and transported to your location. The home is finished on site in just a few weeks, with a significantly fewer amount of permit and inspection issues. Manufactured homes can be built on nearly any lot in California. Manufactured Home Sales of California handles the complicated permitting and building processes for you!

Going Green – Manufactured homes are more environmentally friendly than their stick-built counterparts. These homes are built to exacting standards in a controlled environment with higher quality materials and have much less scrap material left over. They are generally better insulated so they cost less to maintain, heat, cool, and power. Most of our homes meet the Energy Star compliance program. Manufactured homes require less land clearing with less site disturbance thus preserving a more natural setting and reducing the environmental impact of construction.

Time to Build – A traditional home build can take several months to well over a year while a manufactured home can be built much more quickly, generally in a matter of weeks. Design time is reduced and we gladly invest the time necessary for you to customize the "Home of Your Dreams". Because manufactured homes are already approved by HUD and HCD the permitting process is much easier and may lower your costs. Manufactured homes require only minimum approvals and inspections.

Can I customize my manufactured home to meet my lifestyle?

Absolutely... today's manufactured homes can be built with standard features, or you have the flexibility of customizing your home's floor plan, interior finishes, and exterior designs. Your lifestyle and your budget are the only limitations to the options available to you.

Manufactured Home Sales of California can also provide homes that are accessible for those with special needs. If you are interested in such a home we will work with you to order a home with accessible features such as extra wide halls and doorways, accessible counters and appliances, and specially equipped bathrooms.

What kinds of financing are available for my manufactured home?

Just as there are choices when you buy a site-built home, there are a variety of financing options when you buy a manufactured home. Manufactured Homes Sales of California offers assistance with finding appropriate lenders for your purpose.

Will my manufactured home appreciate in value?

Generally a home is a great investment. Appreciation on any home, either site-built or manufactured, is affected by the same factors: location, location, location, as well as the desirability and stability of the community, supply and demand for homes in the local market, and maintenance and upkeep of the home. When properly installed and maintained, today's manufactured homes will appreciate at the same as surrounding site-built homes.

We look forward to working with you to help you realize the "home of your dreams" at a price that will fit your budget and quality that will truly amaze you!