

The Builder

Development Corp

custom modular homes

SITE WORK WHAT IS IT?

In addition to the factory built modular home, a significant amount of work must be done on site to prepare for the arrival of your new home, and to complete the home after the house has been set on the foundation.

On average, site work can account for 40% to 60% of the total project cost, or more,

Cost Components



■ Land ■ Modular ■ Site Work

depending on your lot conditions and the options you choose.

The following items are NOT INCLUDED in the price of the modular home and are considered part of site work to be completed by the general contractor.

Engineering and Architectural Fees. In addition to the State sealed and approved house plans provided by the modular manufacturer, you will need to have a local architect or engineer draw and stamp a plan for the foundation. Depending on your town, you may need additional drawings showing additional architectural details, such as site built garages, porches, etc.

Survey. In addition to the survey you may already have on your property, you will need a surveyor to prepare a survey to be submitted with the building permit application showing the dimensions and specific location of the home you select. Prior to excavation, the surveyor will need to stake or mark the exact location of the house (and well & septic if applicable). At the end of the project, in order to obtain a certificate of occupancy, the local building department will require a final "as built" survey confirming the actual location of all of the work.

Permits. You need to obtain permits for building, the driveway access, and water and sewer connections (if applicable). Fees for these permits will vary from one town to another.

Tree clearing. The area where the home and septic system will be located must be clear of trees and brush before the work can begin. This may include additional areas needed to stage the crane and modular home sections for the installation.

Excavation. The excavator digs the foundation, removes tree stumps and other obstacles, digs any trenches needed for well lines or underground utilities, driveway cuts, and any other grading and changes to the contour of the land that may be required. After the house has been installed, the excavator will back fill the foundation and finish grade the property.

Rock Removal. Any rock obstacles discovered during excavation must be removed by blasting or hammering. Rock removal is not included in any of our pricing, and is billed directly to the customer at actual cost.

Foundation. Your modular must be placed on a foundation built of poured concrete, block, or Superior Walls™, including footings, walls, frost walls, slab, Lally columns (or steel I-beams), and sill plates. The foundation installation will also provide footing drains, drains for downspouts, and any other systems needed to direct water away from your foundation.

Basement Windows & Doors. Depending on the contour of your lot, you may want to add doors and windows in the basement.

Retaining Walls. Depending on the contour of your lot, you may need retaining walls at the garage area, the basement walk, or other locations.

Septic System. Lots that do not have a municipal sewer connection will require a septic system built according to a county board of health approval. Costs for the septic system will vary widely depending on the specifications of the approved plan.

Well. Lots that do not have a municipal water connection will require a well. Well depths are unpredictable. Your contract should specify a well allowance, but costs for drilling beyond the allowance will be charged to you.

Water & Sewer. When municipal water and sewer systems are available, connections must be made. These connections may require digging into the road and special permits & bonds.

Electrical. While your house comes wired, including a 200-amp panel, your electrician will need to make the connections between sections, and install the electric service from the meter. If you are doing underground electric service, you may need to provide and install the underground cable. The electrician will also install any lights and other wiring in the basement, garage, and other areas outside of the factory provided modular sections.

Plumbing. The plumber will need to connect water supplies and drains, and make all of the connections in the basement to connect hot and cold water supply and drains. If your home is a two story, connections between the first and second floors of the house will also be necessary.

Heat and Hot Water. Unless your home is ordered with baseboard electric heat, your oil burner or gas furnace must be supplied and installed on-site. Hot water baseboard radiators are factory installed, but the heat loops between floors, and all of the first floor radiators must be connected on site. Hot air heating systems are installed on site, and may share on site ductwork with central air conditioning systems. Hot water heaters must also be supplied and installed on-site.

Central Air Conditioning. Ductwork, air handlers, and compressors for central air conditioning are supplied and installed on site.

Exterior Button Up. This involves the installation of factory supplied siding for gable ends and to cover sill plates and seams between first and second floors. Drip edge, fascia, and soffits, for some or all of the roof, are also supplied by the factory and installed on site. The installation of gutters and downspouts completes the exterior button-up. The modular manufacturer does not supply gutters and downspouts.

Interior Button Up. After the house has been set, additional work is required to close up the seams inside the house where the sections come together. Factory supplied sheetrock is installed to close seams on walls and ceilings between modular sections, taped, compounded, and painted with primer. It will also be necessary to repair the normal stress cracks that occur in every modular delivery, install molding, hang doors on mating walls, and patch floor on mating wall archways and doorways.

Front and Rear Porches and / or Entry Stairs. Porches, decks and other additions are built on site.

Other Stairs. Basement stairs are always built or supplied and installed on site. Some specialty staircases and railings for the main level of the house may be supplied and installed on site.

Floor Coverings. Factory installed carpets must be stretched and seamed on the mating walls. Some carpet and / or vinyl floor coverings for stairs, hallways and other areas may be shipped loose to be installed on site.

Hardwood Floors. Hardwood flooring is supplied and installed on site after the house has been set.

Ceramic Tile. Similarly, ceramic and marble tile is supplied and installed on-site after the house has been set.

Raised Ranch. The entry door, entry platform, and split staircase for raised ranch models are installed on site.

Cape Cod Homes. Cape style homes are shipped with the roofs folded flat. All finish work to add bedrooms and bathrooms on the upper level of a Cape Cod home is done on site.

Floor Insulation. R-19 floor insulation, required by local codes, must be installed in the basement after the house has been set and after plumbing and electrical work in the basement ceiling has been completed. The modular manufacturer does not supply floor insulation material.

Garages. Garages, either in the foundation, attached to the house at grade, or detached, are always built on site.

Landscaping. Decorative plantings can usually wait, but a basic lawn to cover the disturbed areas of the property is required by most towns before a certificate of occupancy can be issued.

Driveway. A variety of surfaces are available for your driveway surface including gravel, blacktop, and paving blocks. Your town may require at least a paved apron at the roadway.

Trash Removal. New construction will generate a lot of debris that can't simply be put out with the household trash. The town might require a dumpster at the site. In any case, provision for trash removal must be made.

The Builder Development Corp is a licensed general contractor and can act as your general contractor, you can hire a 3rd party to be your general contractor, or if you have the "know how", you can act as your own general contractor.