

Modular Homes: Construction Reinvented

Industry evolves. It is one constant in an ever-changing world. Whether you're talking about the progression from carriages to cars, switchboards to smart phones, computer mainframes to mini-tablets, we continue to invent, reinvent and improve the way we do things. And systems-built housing is no different.

The building-system idea has been around for more than a century. Sears "kit" homes introduced the concept in the early 1900s to an eager buying public. But as with all technologies, systems-built housing has evolved greatly.

Now, systems-built homes are manufactured in a controlled, technologically advanced environment by a skilled labor force, creating efficiencies that reduce both waste and cost and following a condensed, more predictable construction timeline. Weather-related delays are nearly eliminated, as the typical home is often assembled onsite and dried in within 2-3 days. Homes constructed under these conditions are built to state and national codes and are independently inspected numerous times before they leave the manufacturer's facility.

Modular homes, which are homes that are built in manufacturing plants and shipped in modules to the home site for assembly, are durable, attractive, efficient and strong. In catastrophic weather events such as Hurricane Sandy, many modular homes came through the event with minimal to no structural damage.

Constructing a home in a sophisticated and controlled manufacturing environment also ensures that a new home will not be delayed by subcontractor absences or a mix up in materials. The home's site prep and foundation work can be completed simultaneously, while the home is being constructed offsite, so buyers can anticipate that the house will be move-in ready soon after it arrives on site – often within one to three months.

In the past, modular homes have been categorized as cookie-cutter, repetitious and aesthetically dull. But that is an incorrect stereotype. Modern modular homes are built with the same materials used by traditional builders and, when finished, are indistinguishable from “site built” homes. Modular home buyers are not limited to choosing amenities from a list of available options – customizing a modular home today means that the buyer plays an integral role in the overall design and floor plan of their new home.

Purchasing a modular home allows the same financing and insurance opportunities as site-built homes. And modular homes are often quite affordable. Structural integrity and energy efficiency are inherent in modular construction, and speed of construction offers reduced soft costs to most buyers.

To find out more information about modular homes and other home building options, or to find a modular home manufacturer or home builder near you contact **[insert HBA contact information here]** or visit www.nahb.org/modulardirectory.