

Modular Homes: Built Better to Meet Today's demanding Housing Market

by Scott Best

Copyright 2006 by Scott Best – Public Domain to be published in its entirety

Today's Modular homes are built better, of finer materials under controlled conditions to give the consumer the best value in affordable housing

There are many reasons to consider buying a modular home these days. Today people are looking for value for every dollar spent, and modular homes offer just that. With the improvement in quality of modular homes, they can be a better choice than conventional construction in most areas. And don't think that modular homes can't live up to that dream house of fantasy. Today modular homes are built to more varied specifications and architectural designs than ever before including multi level, split level, post modernistic and many traditional styles. If it can be envisioned, more than likely there is a company that can modularize its construction. Here are some of the reasons that modular homes are such a great value.

They can be completed Faster

Modular homes from start to finish can be built faster because the greatest portion of construction, including HVAC electrical and plumbing are completed under what are usually controlled climate conditions in a factory. Most everything is completed at the factory including the installation of cabinets and doors. Most fixtures, plumbing and electrical are in place before the modular home leaves the factory. When the modular home arrives on site ready to set on its foundation, there is less for contractors and subcontractors to complete. This saves a lot of time due to weather and scheduling issues that always seem to arise with traditional construction. That means savings of time and as everyone knows, time is money, especially in home construction

Saving on construction time saves big interest

With a typical construction loan, the first payments are basically interest. A common construction loan for a conventionally constructed home can be anywhere from 6 to 12 months long. With that in mind, consider how much will be saved in interest on the loan before it is converted to a conventional mortgage, if the construction time is cut from 6 months to 2 months. On bigger projects, the savings will be even greater. If you are required to carry the construction insurance modular homes can save even more. Because the structure is not exposed to acts of nature during critical stages of framing and construction, insurance rates are much more reasonable as well.

Less Wasted Material

Because modular homes are constructed under climate controlled factory conditions, material loss is kept to a minimum. On conventional construction sites, losses can add up to big dollars, due to poor weather, theft, and over all poor construction conditions, making modular home construction again more cost effective.

More durable construction

Because modular homes must be transported sometimes many hundreds of miles from the factory to where they will be placed on a foundation, they are held to a much higher standard in most areas of construction, to be able to withstand being moved. Better flooring which can be varied may include engineered floors on top of thicker nailed AND glued sub floors. Double and heftier constructed rim joists and thicker wallboard on ceilings and walls. Many of the added supports and bracing that are required for transportation can be left in place upon arrival which makes for a stronger more durable structure that holds up to the forces of nature better then do most conventionally constructed homes.

So if its time to consider a new home, its time to consider a modular home. The advantages are many the savings are great and the risks are few to none. Lending institutions are aware of modular home advantages and many times are more willing to process loans accordingly. Modular homes have come a long way since first conceived of. Modular housing is no long to be considered second class housing as it once might have been. Today it is top quality and rivals any home construction method available.

About the Author

Find out about the newest modular home building technology, the best modular home building companies, where to find the right modular home financing and much more at the new site dedicated to modular homes information. New Modular Info is a modular home resource for any information about modular homes. Modular home articles can be found at <http://www.newmodularinfo.com/articles/>

Visit <http://www.newmodularinfo.com> for modular home in(formation.)