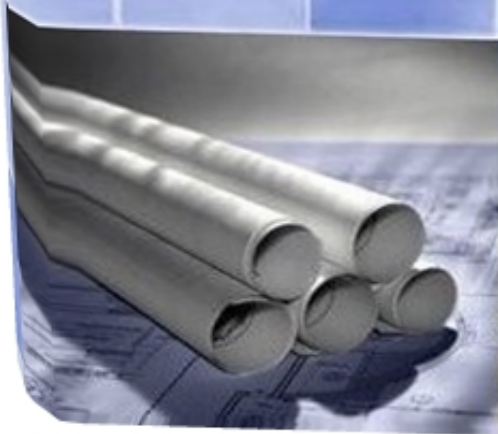


**2008**  
**Insiders' Guide To**  
**Modular Homes**

**Tim Key**



# TABLE OF CONTENTS

<b>INTRODUCTION</b>	<b>2</b>
<b>UNDERSTANDING PREFAB LANDSCAPE</b>	<b>3</b>
<b>HISTORY OF MODULAR CONSTRUCTION</b>	<b>7</b>
<b>PROS &amp; CONS OF MODULAR HOMES</b>	<b>11</b>
<b>HOW TO COMPARE MODULAR HOMES</b>	<b>17</b>
<b>YOUR MODULAR CONSTRUCTION TEAM</b>	<b>22</b>
<b>NEGOTIATING PRICING</b>	<b>25</b>
<b>PLEASE HIRE A GENERAL CONTRACTOR</b>	<b>28</b>
<b>USING MODULAR TO ADD TO YOUR HOME</b>	<b>34</b>
<b>FINANCING YOUR MODULAR DREAM</b>	<b>36</b>
<b>MODULAR PROVIDERS REVIEWED</b>	<b>40</b>
<b>APPENDIX A – GENERAL TIMELINE</b>	<b>160</b>
<b>APPENDIX B – HELPFUL RESOURCES</b>	<b>162</b>
<b>APPENDIX C – BUILDING CODES BY STATE</b>	<b>163</b>

# INTRODUCTION

Thank you for buying this modular homes buyers' guide. I've spent hundreds of hours writing this book to get you as much useful modular information as possible in what I hope is an easy-to-use resource. This guide should provide you with a comprehensive review of the good and bad of modular homes so you can make the right decision for your family.

If you are like my sister (and I hope you're not), you may already have a preconceived notion about modular homes and believe that modulars unsafe, cheap or tacky. You will soon learn that modular home construction is as strong and customizable as traditional stick-built home construction. Of course, the price and time savings can vary widely depending on what exactly you are looking for. By learning more about modular homes you will be able to make an informed decision about whether traditional home construction, modular construction or a hybrid of both will be best for you.

I suggest that before you start reading this you create two lists. Your "Dream List" should include everything you have ever dreamed about in a home. The second list should be what I consider the "Need List". This is for everything that you cannot compromise on in your home (as in indoor plumbing, not a fifth walk-in closet). This will help you better evaluate how modular home construction can help you and assist in finding the best manufacturer for your personal situation.

I would be happy to help answer any questions you may have after reading the guide. General feedback is also welcome. Simply visit [ModularToday.com](http://ModularToday.com) and use the contact form or email me at [Tim@ModularToday.com](mailto:Tim@ModularToday.com).

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## **UNDERSTANDING PREFAB LANDSCAPE**

Prefab construction can be confusing for anyone who doesn't buy new homes on a regular basis. It has changed dramatically in the last 20 years, so if you were familiar with modular two decades ago, you need to keep reading. There are four main construction methods: stick-built, panelized, manufactured and modular. Each construction type can deliver a quality home with its own unique pros and cons.

### **Stick-Built Homes**

Stick-built homes are constructed on their permanent location site with individual pieces of lumber (sticks). This is the historic way of constructing homes in America. It does not utilize any factory assistance or cost savings. All work is manually done on site and managed by a local general contractor overseeing a team of local subcontractors. This provides for the greatest amount of customization but also produces the slowest build times. If you live in an expensive area, the labor costs will be very high since you are utilizing local labor.

The home is placed on a permanent foundation with the option of a full basement. The construction takes place in the open weather and is exposed to moisture. The building materials are stored on the building site and are at risk of being rained on. Premium local builders will cover the lumber and other building materials but are unable to cover the partially completed wooden frame. This

increases the chance of mold and warped walls, but these possibilities are not an overwhelming risk.

Stick-built homes have the best results when you are not in a rush to move in, have good weather conditions to build in and have a larger budget. These homes follow local building code and are inspected by local building inspectors.

### **Panelized Homes**

Panelized homes are small, flat segments that need to be pieced together by a crane to form a home. They can either be closed panels which include the electrical wiring, plumbing and insulation in each panel or they can be open panels which only contain the basic framing and do not contain the electrical wiring and plumbing. Panelized homes follow local building codes and are inspected by local building inspectors.

A benefit of panelized homes is that it is possible to transport them on smaller roads than are required for manufactured and modular homes. This style is a compromise of modular construction and site built construction. These homes are placed on a permanent foundation (either a crawl space or full basement).

These homes are a good option if you are trying to build in hard to reach building sites with a limited building season. For example, trying to build a house on a ski mountain is very hard since the mountain roads make it difficult for the large modular homes to be transported and since half of the year it is snowing and below freezing. Panelized homes help to reduce the on-site building time.

### **Manufactured Homes**

Manufactured homes are also commonly referred to as mobile homes. In 1974, the federal government regulated the manufactured building process with the introduction of the federal HUD building code. This helped to improve the quality of the homes. It also required a major drawback of manufactured homes - their non-removable steel chassis bottom layer.

These complete living units are assembled in a factory controlled environment and are sold by retailers. They are commonly placed on temporary foundations and generally depreciate over time, making them hard to be financed by a mortgage lender. It is possible to invest some money to have the manufactured home placed on a permanent foundation, add skirting around the house to cover the steel chassis and remove the transport hitch. This may help the home appreciate in value and to be financed by a mortgage lender.

Manufactured homes are commonly assembled as a single unit or as a double wide unit but can be assembled with more units. It is almost impossible to have a multi-story manufactured home due to the steel chassis layer. Also, there are many local zoning regulations around the country that limit the placement of manufactured homes.

## Modular Homes

Over 20 million Americans already live a modular home. These homes look like any stick-built home but are constructed in a factory as very large modules. The modules are combined on the building site by a large crane to form a home. These modules contain all electrical and plumbing lines within their factory finished walls. They can be stacked to create multi-story homes on their permanent foundation. Modular homes generally add 20-30% more building material to the home.

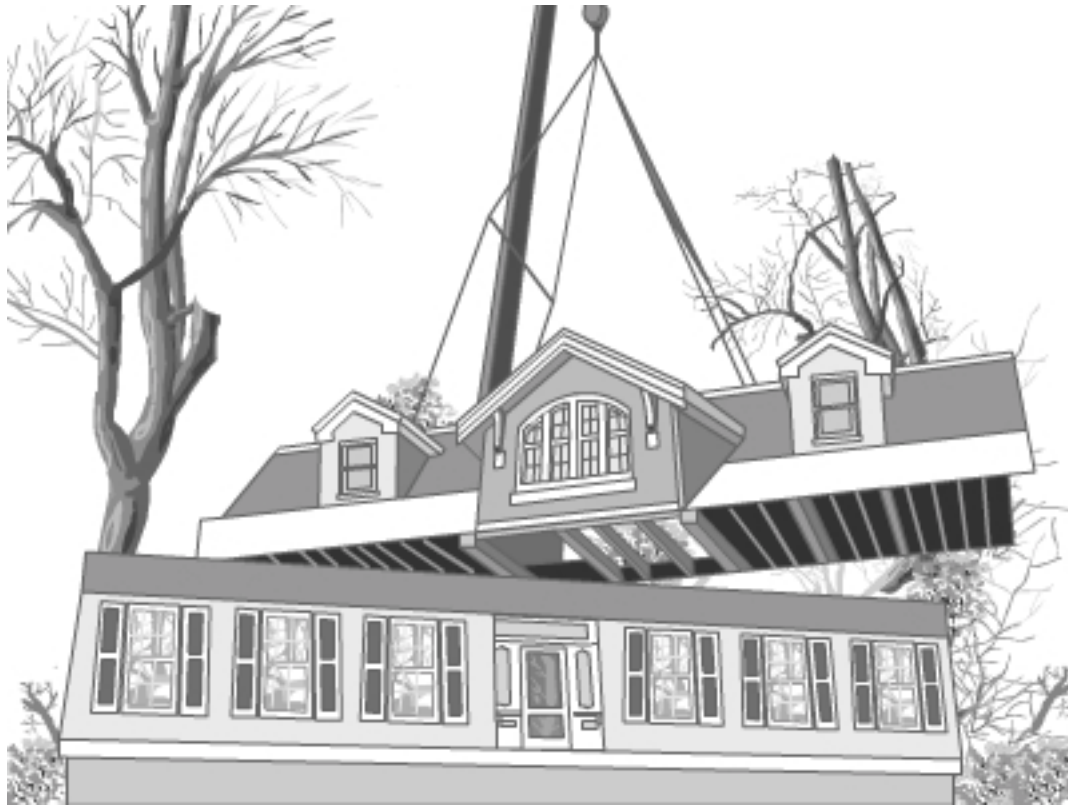
There are two main types of modular homes. The less common type is referred to as a *hybrid* manufactured home or an *on frame* modular home. This is because it is constructed by manufactured mobile home builders on non-removable steel chassis. These modular homes are built to local building codes but, since they are still on a steel chassis, they tend not to appreciate as well as true modular homes.

The most common type of modular homes is what is referred to as a *true* modular home or an *off frame* modular home. These modular homes contain no steel chassis and follow the local building codes. True modular homes can be readily customized to suit any desire of home buyers. Standard off frame homes are shipped 80-90% completed. Premium off frame modular homes are shipped 70-80% completed with more custom work being done at the building site. These modular homes can be built using free floorplans from the manufacturer or using your own architect's plans.

Each type of homes has its pros and cons. Most homes use a hybrid of these four construction techniques. Savvy builders of stick-built homes often use pre-built rafters to save money and reduce time. Modular homes commonly use stick-built construction to add garages, porches and other decorative touches to make the home unique. Home buyers should look at the building methods as options and not limitations. Home buyers have the control to determine how much money they want to save versus how much of a custom design they desire. The control is in the home buyers' hands.

## **Home Construction Quick Comparison Chart**

	<b>Manufactured or Mobile Homes</b>	<b>Modular Homes</b>	<b>Traditional Homes</b>
<b>Building Codes</b>	Built to the Federal HUD Code not local building codes. Built on a non-removable steel chassis.	Treated as stick-built homes and follow local building codes. Follow local zoning regulations.	Subject to local buildings codes and to local zoning regulations. Must be inspected by local building inspector.
<b>Floor Plans &amp; Design</b>	Limited customization. Most floorplans are pre-built. Almost always single floor homes.	Home buyer can design and customize floorplan. Standard floorplans are available for faster build time and cost savings.	Can be customized to home buyers' preference. Use local builders plan or hired architect and contractor to follow buyers' plans.
<b>Maintenance Cost</b>	Follow the HUD Codes designed in the 1970s so they are generally not as energy efficient as other homes.	Built in factories so less chance of mold and warped walls. Use current energy efficient technology to reduce maintenance costs.	Quality varies greatly. More likely to have less precise construction and energy efficiency varies widely.
<b>Resell Value</b>	Most depreciate in value. Hard to improve or expand an existing mobile home.	Increase in value over time. Treated as stick-built once complete.	Increase in value over time. Can be improved and expanded to accommodate new buyer's preferences.
<b>Timeframe</b>	Typically no waiting time. Delivered almost immediately. Custom orders may take 2-4 weeks.	General timeframe is 6-12 weeks. Dual construction can occur at the factory & on site. Weather will not impact factory construction.	General timeframe is several months. All construction occurs on-site. Work is dependent on the weather.
<b>Appearance</b>	Can be any color. Almost always one story homes. Can be single, double or triple wide.	Custom appearance just like stick-built homes. Can add any style of window, door, wall or architectural feature.	Appearance can be customized to the home buyer's preference. Can accommodate any architectural preference.
<b>Building Process</b>	Most economical and efficient process because they are mass produced in a factory without significant customization.	Uses partial factory assembly-line building for cost & time savings. Not hampered by weather or vandalism.	Most expensive & longest process. Vulnerable to weather delays and vandalism.
<b>Aliases</b>	mobile homes manufactured homes HUD homes	modular homes system built homes pre-engineered homes	traditional homes stick-built homes site built homes



## **HISTORY OF MODULAR CONSTRUCTION**

Home ownership has been part of the American Dream since the very beginning. Our forefathers easily could have included “shelter” along with life, liberty and the pursuit of happiness in the Declaration of Independence without raising many eyebrows. Brick-by-brick or stone-by-stone construction has its constraints, however, and modular construction offers great alternatives without sacrificing quality. Modular construction has become a great success and garnered a tremendous amount of interest in recent years, but this success did not happen overnight. The history of modular construction can actually be traced back for over 400 years.

America’s earliest settlers from across the pond brought with them a few little pieces of home – literally! Along with favorite foods and sentimental objects, some settlers packed the Colonial-era version of modular building blocks. For the most part, settlers limited themselves (or perhaps the ships’ cargo holds were no more generous than modern airline overhead bins) to small pieces such as windows and doors. These were used to jump start the construction of homes and other buildings in the great New Country. So add prefabricated home construction to Thanksgiving on the list of traditions started by colonists in the 1600s.

In the early 1900s, Americans were introduced to “home kits.” These convenient kits provided complete pre-fabricated homes and significant cost savings with

huge reductions in necessary on-site labor. Home kits entered the mainstream and gained popularity quickly. Featured in the company's classic catalog, more than half a million modular homes were sold by Sears Roebuck Company between 1910 and 1940. They weren't exactly eco-friendly, though. These home kits required several freight train cars to be delivered. The home kit industry, like most others, slowed to a crawl when the American economy sank into the Great Depression.

War is hell, but it is also often the catalyst for huge growth in certain business sectors. During World War II, the need for pre-fabricated buildings rose once again. Large numbers of troops suddenly needed housing while in training camps and at overseas bases. Following the war, many soldiers returned home looking to buy a house and start a family. A housing boom was fueled by the accumulated wealth of the war and new confidence about the future. Quite a few prospective homeowners were surprised to find that there were actually relatively few homes available. Building materials had been rationed during the war, bringing new home construction to a near standstill. The demand for homes was greater than the marketplace could produce with the traditional building process. Proving that necessity is the mother of invention, this situation led to an explosion in the modular market. Consumers wanted quality housing at an affordable price – and they wanted it fast. Industry leaders, always keeping an eye on the bottom line, and customers alike looked for solutions to increase efficiency and lower the cost of new home construction. The modular building process answered the needs on both sides.

There are still modular homes being used that were built in the late 1940s and early 1950s. Most were simple, modest one-story homes that would be unremarkable now, but they were godsend to countless numbers of returning soldiers and young families. Those modular buildings were essentially pre-fabricated buildings taken to a new and larger scale. The building techniques used during that period incorporated serious advancements, but the true revolution in modular home construction was yet to come.

Eisenhower's main motivation for ordering the creation of America's interstate highway system was a tactical one as the country entered the Cold War (He'd been hugely impressed with Germany's autobahn and understood the defense implications for such a system.). Among the many positive unintended consequences of the expansion of cross-country routes was growth in the modular home industry. The improved highway system greatly lowered transportation costs because tractor-trailers were suddenly able to take advantage of better roads and safely carry goods longer distances far from the construction factories. In essence, modular builders were no longer limited to servicing the needs of customers in their immediate geographic area – the entire country became a modular marketplace.

Interestingly, roads still represent one big obstacle in modular construction. Factory assembly work has greatly increased in sophistication over the last twenty years with the introduction of overhead cranes with capacity to lift up to 100 tons. This greater capacity allows larger modules to be constructed. Being able to build it, however, does not guarantee being able to ship it. The size of individual home modules remains limited by the width of roads from the factory to the building site. So how big are individual modules nowadays? Today's modular buildings generally consist of just 3-6 different modules with each module having a maximum size of about 16 feet wide and length of 70 feet.

While size really does matter, it is not the only consideration in the construction process. As the size of modular homes has greatly increased since the 1980s, so have the customization options available to home buyers. You can now order a custom designed building that is created by an architect solely for you. The architect's plans are then built with modular techniques and the final building is assembled to be as tall and as wide as you wish. Your imagination plus cutting edge fabrication techniques equal your very own piece of the American Dream. You can create a one or two-story home. Some people even choose to go with three or four stories. Picky about roof styles? Most builders can create shallow or steep roof pitches. New modulares can be placed on full basements or permanent crawl space foundations.

One thing to keep in mind is the road issue previously mentioned. Modular homes are generally less expensive than site built, but costs can rise quickly if the planned site is not on an easily accessible road with high clearance. If you are looking to put a home on a lot that is only reachable by a narrow road full of sharp turns and scattered with low-hanging wires, then stick-built housing will probably be more economical.

Worried that a factory constructed home will scream, "Pre-fab!" to all the neighbors? Today's modular buildings are indistinguishable from traditional stick-built ones. It is estimated that almost all Americans have been in a modular structure of some sort. Because finished modular buildings look the same as traditionally constructed buildings, no one realizes they are in a modular building. For example, modular units have been used to construct some McDonald's and other fast-food restaurants. Modular buildings have become so well built and broadly accepted that they even bear the name of royalty. The Queen Mary 2 is the largest and second most expensive cruise liner in history. The ship owners chose to use modular passenger cabins to ensure that all cabins were built to the higher standards available in a factory controlled environment. Even their VIP suites utilized the modular building process.

Worried about the safety of a modular home? In the Federal Emergency Management Agency (FEMA) report "Building Performance: Hurricane Andrew in Florida," it was found that modular homes withstood the winds of the August 1992 Category 4 storm far better than site-built housing.

“Overall, relatively minimal structural damage was noted in modular housing developments. The module-to-module combination of units appears to have provided an inherently rigid system that performed much better than conventional residential framing. This was evident in both the transverse and longitudinal directions of the modular buildings.”

Consumers are becoming more educated about modular home construction every day. In recent years, modular home construction has grown much faster than traditional site built construction. It is safe to say that trend will only increase as manufacturers introduce new technologies and benefits to modular home buyers.



## **PROS & CONS OF MODULAR HOMES**

Just like any type of construction, modular home construction comes with advantages and disadvantages. Here are some common aspects that home buyers encounter when reviewing the possibility of using modular construction for their new home.

Since there are always at least two sides to every story, I have decided to provide a section that covers all of the benefits and good points of modular construction and another section to be the devil's advocate and expose all of the bad and ugly of modular construction. After reading these two sections, you should be able to make a much more informed decision for your building construction needs. Don't forget to factor in your specific needs as every situation is different. There is no simple answer for every situation, but this information should better prepare you to handle your family's choice.

### ***GOOD SIDE OF MODULAR HOMES***

#### **Cost Savings**

Some people like to spend money just to prove they can. Most of us common folks like to save a buck whenever we can. Modular homes generally cost 10-35% less than traditional homes. Conventional site built construction can cost from \$150 - \$250 per square foot. Modular home construction can range from

\$70 to \$130 per square foot. For a 2000 square foot home, the difference can be as much as \$200,000! That is because Henry Ford really knew what he was talking about - the cost savings comes from assembly line efficiency. Modular factories are able to buy building materials at lower prices than local developers because the factories work with much larger volumes. Factories are able to put the materials together more efficiently because weather is not an issue. With a solid roof over their heads, factory workers are able to put all the pieces together come rain, snow or sleet. Weather delays are simply not an issue in modular construction.

## **Time Savings**

Yes, patience is a virtue. But who has time to sit around and wait for a house to be built? If you go the traditional construction route, there will be days when you're literally watching paint dry. Most people actually feel that the time savings is the biggest advantage of modular construction. As previously mentioned, the factory avoids weather delays and cuts the time required of building crews. But once the modules are completed and transported to the building site, a modular home typically only takes one day to be assembled and sealed on site and a few more weeks to apply the finishing touches. Start to finish on a traditional home takes months, compared to weeks of a modular home.

Since the homes are being built in a factory there are no weather delays. Also there are not vandalism delays. You don't have to worry about bored teenagers breaking windows or spray painting the walls. The modules are safe in the factory and thus save time (and also cost) by not having to deal with vandalism.

*\* Hype Alert* - Be careful not to be caught up in the hype. You may hear people talk about days or a single week. Those timeframes are to complete one process and not the entire building process. Building a quality modular home will take several weeks. It is not possible for everything to happen immediately. We are talking about quality modular homes and not pre-built mobile homes.

## **Portability**

Okay, you can't exactly hitch a modular home to a hope and a prayer and strike out for greener pastures, but you do have a little bit of flexibility. Modular buildings are considered permanent structures, but they can be unassembled if necessary. This is most commonly done by modular home builders who actually erect the same full size model homes for the each of the many trade shows they exhibit at every year. Several modular manufacturers will rent out modular buildings to help accommodate seasonal work force needs.

## **Appreciation in Value**

Modular homes appreciate and gain value the same way traditional stick-built homes do. Once a modular home is fully assembled, it is nearly impossible to tell the difference between it and a stick-built home. That is why modular buildings appreciate in value. Mobile homes (which are easily moved by anyone with a good pickup truck) do not appreciate in value.

## **Same Quality as Stick-built Homes**

Modular homes must meet the same standards as stick-built homes. The local building code ensures that modular homes and stick-built homes both must meet local minimums. To ensure compliance with this, modular home manufacturers hire third party building inspectors to look over their shoulders in the factory. This helps to guarantee for the home buyer that their modular home is being built to the same quality as stick-built homes.

You can even have a home that is better quality than a stick-built home. Modular manufacturers lower their costs when they can mass produce as much as possible. So if they are shipping homes to several states and these delivery areas have different building codes, it is actually more efficient for them to build to the code of the state with the highest standards. For example, if a manufacturer in Illinois is shipping most of their homes to Wisconsin and the Wisconsin homes require a higher R value insulation, the manufacturer will just make that enhanced insulation a standard feature and the homes they ship to Indiana will benefit.

## **“Overengineered” Factor**

Modular homes are “overengineered” to compensate for travel and being lifted by a crane during setup. Modular designers commonly replace 2x4 wood studs with 2x6 studs to increase the strength as well as utilize anchor bolts and tie downs to secure the modules together. Where stick-built homes generally use nails, modular factories upgrade to screws and industrial strength waterproof glues.

In a factory, it is possible to build perfect walls. This is because these factories (which are often bigger than football fields) have large scale jigs to ensure square floors and walls. The huge factories also use factory automation to place larger sheets of drywall which reduces the amounts of joints and thus also reduces possible cracks. To affix the drywall to the studs in the jig holder they use expanding industrial glue to ensure a perfect seal and attachment. This removes the problems of nail pops in the drywall. Don't forget that the wood for the walls is kept inside- away from the rain so it is not warped and does not have issues with mold.

## ***BAD SIDE OF MODULAR HOMES***

### **Less Customization**

Modular homes come with many more options than most people realize, but the level of customization has certain limits. Modular homes cannot be economically customized to the same extent as site-built homes. They follow a variety of designs that can be altered according to your particular preferences or needs, but these designs do have limits on dramatic changes to the shape or look. If you want a totally original appearance, modular homes may not be able to deliver. Modular homes cannot have open areas larger than 60 feet, and circular rooms are not economical. Keep in mind that a key factor in the cost and time-savings of modular construction is the assembly line efficiency. Assembly lines aren't normally set up to create a different product each time.

### **Limited Service Area**

Since the modules are constructed in a factory and then shipped to the building site, the building site should be within five hundred miles of the factory to maximize your budget. The costs and transportation difficulties greatly increase for building sites farther than five hundred miles from the factory. This range varies depending on the quality of roads from the factory to your building site. Remember your home is being transported on carriers that are around 16 feet wide and 70 feet long. You need to make sure there is a lot of turning room for something that large.

### **Can Be Damaged During Transportation**

Each module is shipped from the factory to the building site on the back of a truck. There is general wear and tear as these modules are transported hundreds of miles depending on the location of the factory, and they are moving at highway speeds up to fifty miles per hour. Yes, modular homes are built stronger than traditional stick-built homes, but they also experience a lot more initial wear and tear. To ensure a quality home, modular manufacturers will use more screws (instead of nails) and also add glue to joints to increase their strength. Modular homes are built stronger than typical stick-built homes, but traditional stick-built homes don't endure a long trip. It is hard to prove that a modular home is still stronger after it endures its road trip.

There are also very rare accidents that occur like the module sliding off of the flat bed truck or problems with the crane placing the module into place. Manufacturers will provide free replacements for those freak accidents.

*\*Editor's Note* - The time delay of waiting for a replacement module is almost worth it to be able to see the amazing sight of a module roll over and still be in one piece thanks to 2x6 studs.

## **Physical Limitations of Modular Construction**

Since the modules are transported on flat bed trucks, there are generally limitations for each module. The common maximum limitation for each module is a width of 16 feet, length of 70 feet and height of 11 feet. You can use multiple modules to construct your home as large as you like, but individual rooms need to fit within the modules. This means that it is not feasible to have a 70 ft house with no interior walls. Modular roofs can be built with hinges to lie flat during transport, but the hinges generally will not allow for a storage attic. To have a storage attic, the builder will need to use a hybrid of modular and site built construction. The marriage walls (the walls that connect modules together) must be thicker by a few inches, and the marriage walls are load-bearing so they cannot be removed during renovations.

## **Requires On-Site Construction**

Modular construction does not completely eliminate on-site construction. There will still be the noise of trucks arriving and departing in addition to the noise of builders constructing the foundation and finishing the home. And don't forget the eyesore of a construction site. New modular homes generally take six to twelve weeks when you add all of the time needed for preparing the site, building the foundation, setup of the home and finishing of custom site work. This is usually faster than site built homes but it is still a considerable amount of time- especially if you are adding on to your home while you are living in it.

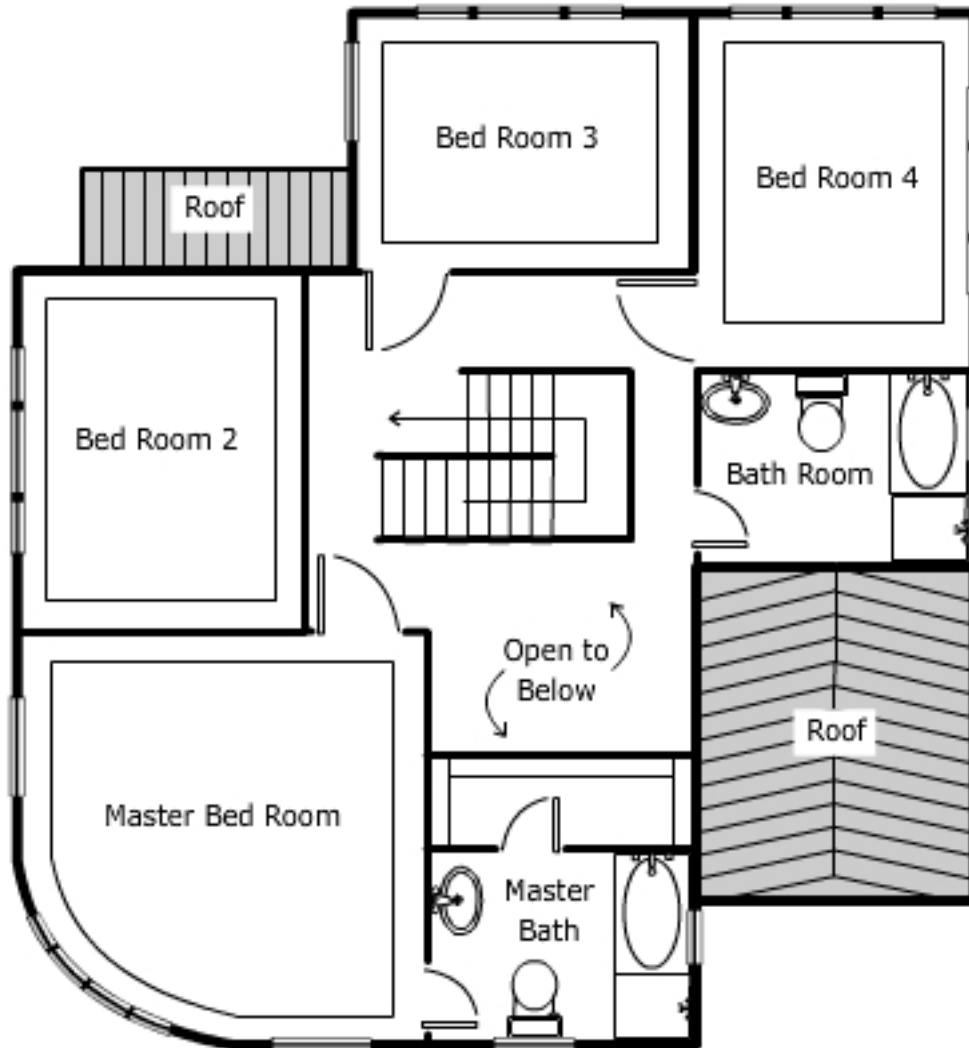
## **Customization Reduces Costs Savings**

Modular homes can be customized to look exactly how you want them. As you customize the windows, doors, siding and other options, the cost savings will be reduced. Modular homes can be over 30% less than stick-built homes, but they almost never are. This is due to modular homes being customized to suit each individual home buyer's preference and tends to lower the cost savings to only 10-20%.

*\*Hype Alert* - choosing modular construction will not automatically translate into an inexpensive home. Going high end on all the amenities and tacking on extra rooms will result in one pricey pre-fab possibly even a million dollar modular home. All homes are a significant investment, and the size of that investment depends on a number of factors. In choosing between modular and traditional construction, make sure you are looking at comparable homes. Is the square footage the same? How many bathrooms are in each? Is there a difference in the building materials used? The exact amount of your savings will depend on what type of modular home you decide on, where it is being created and where it will be assembled. If someone offers you a deal that seems too incredible to believe, you should look twice at it. And probably walk away.

## **Often Dealing with Large Corporations**

Many modular manufacturers are backed by large corporations and are not family owned companies. By having such a large corporation backing them you know they are accountable and will be able to support the warranties that only a larger company can afford. But it also comes at the risk of your home being lost in the shuffle and not receiving as much personal attention as a smaller family owned business would provide. When comparing modular manufacturers you should pay attention to how fast they respond to you and if their customer service is responsive. Some manufacturers do a terrible job with “hand holding” for the home buyer. You can counter this by making sure you have a good local general contractor.



## HOW TO COMPARE MODULAR HOMES

With over 150 manufacturers, thousands of modular floorplans and the options of full customization, it can be very hard to compare two different manufacturers properly. It is very important that you are able to transfer your modular dream home concept into a written contract to guarantee the manufacturer delivers the home exactly as you envision it in your mind. As modular construction advances, there will be more options so I suggest that you use this chapter as a conversation starter and not as a complete list.

I will review the main components of a modular home and discuss the options for each component. Modular construction can deliver your dream home just as you imagine it, but please remember that customization will increase the cost. Customization may also increase the value, but this is not always the case.

## **Foundation**

Every home needs a good foundation. This is built by the local general contractor. The permanent foundation can be a crawl space or a full basement. Normally, a slab foundation cannot be used since you will want plumbing access to the lines placed underneath the floor. A finished full basement will greatly increase your square footage and your appraisal value. A foundation for a two story home will be cheaper than a one story ranch of the same square footage since it will not have to be as large.

## **Floors**

Modular home manufacturers will use either 2x8 or 2x10 wood studs for the floors. The floors can be assembled using the old fashioned floor joists style. Floor joists create a box pattern and are simpler to build. Unfortunately, they can squeak and are more expensive. The newer method is to use the more fashionable floor trusses. Floor trusses create a geometric support system that is stronger and able to accommodate larger rooms. It also opens up space in your floor for plumbing and electrical lines to be run through which the older method does not allow and is cheaper to build.

## **Walls**

Modular walls use 2"x6" wooden studs which is becoming an industry standard. 2"x6" walls are much stronger than the old tradition of using 2"x4" studs. The larger studs provide for more room to accommodate additional insulation and electrical wiring. In addition to thicker wall studs there is a big difference in the drywall used. Instead of 1/4", it ranges from 1/2" to 7/8". Many modular manufacturers also have switched from plywood to OSB (oriented strand board). OSB is a relatively new wood product. Since wood is weakest along the wood grain line, OSB uses multiple layers of alternating wood grain to create added strength and is formed using high pressure and waterproof adhesive for a high quality finished product. Besides a stronger finished product it is also much less expensive than plywood.

## **Roof**

Home buyers often do not spend enough time communicating exactly how they want the roof built. The first part in deciding on a roof is to pick the roof pitch or how steep you want your roof to be. The roof pitch is measured by how high the roof rises over a 12 foot roof span. It commonly ranges between 5/12 (5 ft raise over 12 ft of roof) to 12/12 (12 ft raise over 12 ft of roof). The steeper a roof pitch the more it allows for attic storage. If you plan to use the roof attic for storage, then you should make sure they use a storage truss configuration as opposed to the standard hinged web truss which does not allow for storage space. Make sure to ask about "on center;" this means how much space is between each roof

support or rafter. The closer the roof supports are the stronger the roof will be. This can be very important if you need it to handle heavy snow loads.

After you are satisfied with a strong enough roof, you should ask about shingles. Standard shingles are the cheapest option. If you have a hinged roof, you will probably want to upgrade to architectural shingles. These shingles have more detail to them (similar to three dimensional wood shingles) and will hide the hinge line on the roof.

## **Windows**

There is a wide variety of windows available for home building. The three main options are for vinyl frames, wood frames or energy efficient windows. The vinyl window frames never need to be painted and are the cheapest option. The wood window frames are more desired by home owners and can be stained or painted over time; they do cost more money than the vinyl framed windows. The top tier windows are the low “e” double paned glazed windows filled with argon gas. These windows block UV rays which damage your carpet and furnishings. Also, they do the best job of energy efficiency. You may want to upgrade even more and have the builder install windows that can be tilted in for cleaning.

## **Energy Efficiency**

Building an energy efficient home will increase the cost of your home. There is no denying that. It will also more than cover the expense in a few years with its cost savings. Be smart and make sure your builder offers all of these upgrades.

The attic should be very well insulated with R-38 insulation or better. It is also very useful to install an attic fan. The attic fan will help remove the hot air that is trapped in the attic during summer, greatly reducing your air conditioning costs.

The exterior walls should have R-19 or higher insulation and be surrounded by a housewrap. The housewrap will protect the home from rainwater leaking through the siding. More importantly, it will prevent air infiltration. The type of housewrap is not very significant; don't worry about the brand. Worry about making sure they use a housewrap. Reducing air infiltration will make it easier to keep the warmth inside during cold winters and keep the air conditioning inside during hot summers. The interior walls do not need insulation, but premium modular builders add it to help soundproof the rooms. This is very useful if you have small children that you want to be asleep as you are downstairs entertaining in the dining room. It is even more important if you have noisy teenagers and you want to watch tv undisturbed in your room.

The windows should be the new low “e” windows. These windows are double paned to provide energy efficiency. They are more expensive but well worth it.

Another good treat for you is a tankless water heater. A tankless water heater uses electricity to instantly heat the water on demand to the exact temperature desired. You no longer need to heat a 20 gallon tank of water 24 hours a day. You can better control the water temperature with a tankless system.

## **Warranty**

Since you are making one of the biggest investments of your life, it is very reassuring to know it comes with a solid warranty. Many of the individual products such as shingles, siding and faucets will have warranties from their manufacturers. But what you want is a warranty on the workmanship and structural stability of the home. This is commonly provided by modular manufacturers because it is a very safe bet by the manufacturer. Since the home was constructed in a factory with quality control teams making sure it was built properly, the modular home manufacturer feels very comfortable offering warranties.

Not all warranties are the same. Some are offered directly by the manufacturer. This is acceptable if the manufacturer is backed by a large corporation that is not likely to go out of business. But if the manufacturer is a smaller, family-owned business, it is safer to have a third party back the warranty. Also, find out how many years the workmanship is covered (usually 1-5 years) and how long the structural warranty is (usually 5-10 years). This will help you be able to sleep better.

## **Travel from Factory**

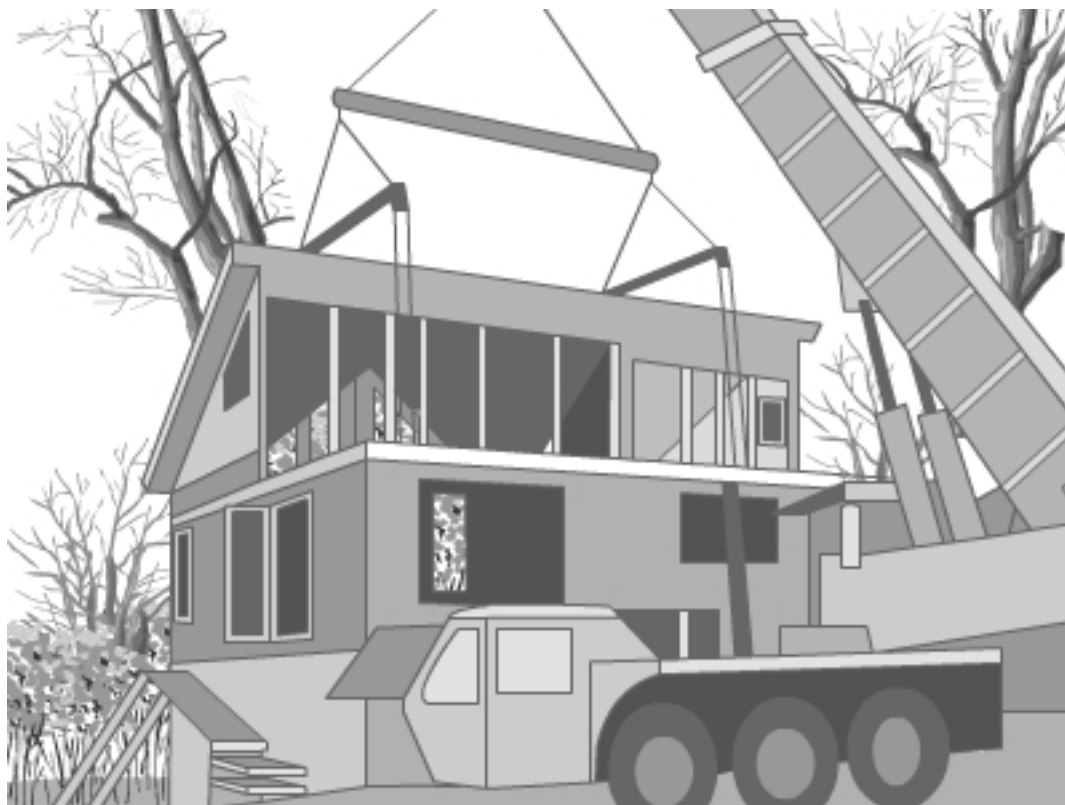
A very important factor of modular homes that is often overlooked is the travel distance from the factory to the building site. The modules are stressed during transportation, and even though they are overengineered to counter this stress, it is best to minimize the travel stress. You can minimize the travel stress by closing the distance. The quality of the roads that are needed to travel on also contributes to the stress. Home buyers will not be able to properly evaluate the travel route, but you should ask the potential modular providers about it. Compare the distance and the roads being used. If the distance is very far from the factory, you may even be charged an extra day of delivery charges.

This is not to say that a shorter distance should overrule the reputation and experience of a modular factory or the quality of the local builder if it is mandatory that you use them. It is just another factor in comparing modular homes.

## **Floorplan**

Home buyers may consider the floorplan as the most important factor when comparing homes, but it is not a big issue in modular construction. Modular home manufacturers have hundreds of standard floorplan options. If you like a

manufacturer but can't find a floorplan you like, you can usually have a custom plan designed for you. If you decide on using a custom floorplan, you should inquire if they will provide the service for free or if you need to hire your own architect. The floorplans can mostly be changed independently from the exterior appearance. You can also have your local general contractor perform some site built construction to add a garage or porch if it is not included with the modular home. Modular homes can blend in well in any neighborhood. All that is required is input from the home buyer about what they want.



## **YOUR MODULAR CONSTRUCTION TEAM**

There are several different roles involved in buying a modular home. It is important you assemble a good team for these roles to make your modular dream home a reality. The key roles are the Manufacturer, Authorized Builder/Dealer and General Contractor. It is possible to buy directly from a handful of manufacturers, but I do not recommend that. If you are thinking of buying direct and assuming the general contractor role yourself, make sure to read the chapter *“Please Hire a General Contractor”* twice. It does a good job explaining why 99.9% of the time it is a recipe for disaster to buy direct from a modular manufacturer.

### **Manufacturer**

The modular manufacturer maintains the factory where the modules are created. They also are responsible for the transportation of the modules to the building site. Most prefer to not deal directly with consumers and will use a local authorized builder or a dealer to represent them to consumers.

### **Authorized Builder**

The authorized builder acts as the liaison between the home buyer and the modular manufacturers. The dealer will help the home buyer choose the modular floorplan and select any custom options. Based on the selections, the

builder will create a building estimate for you to know how much money it will take to make your dream into a reality.

When choosing an authorized builder you should look for several qualifications. The simplest qualification is that they have significant experience with modular homes and that they are not new to this. Since demand for modular homes has been increasing by double digits, there has been a large influx of new builders. Ask if they can build your dream as you have it specified or if they will need to make adjustments. Sometimes the builder will suggest adjustments to help save you money or time, but sometimes they will make suggestions to avoid working on something they don't know how to do. Also, see which modular manufacturers they represent. It is common for builders to represent multiple manufacturers, and they will recommend different manufacturers depending on which type of home you are looking for. For example, a builder may specify a manufacturer that has better flexibility if you are looking for more custom work, and they may recommend a different one if you are looking for a standardized home with a lower price tag.

## **Dealers**

If the manufacturer sells their homes through dealers and not authorized builders, you will need to hire a local general contractor to finish the home. You should ask the manufacturer's dealer what are the general contractor's responsibilities since they vary from manufacturer to manufacturer and you do not want any surprises. Also, you should inquire how much of a backlog the manufacturer has. During the height of construction season, they may have 6-8 weeks of construction backlog. It is ok if there is a few weeks' wait time since your local builder will need time to prepare the site and build the foundation anyway.

You should also pay attention to how fast they respond to your customer inquiries. This is a good way to discover if they will be responsive if you want to make changes during the construction phase. Assuming they offer a warranty, you should gather information about who handles claims and who will resolve the issues. Also ask for a copy of their contract so you can read it over and see if there is any legalese that you are not comfortable with.

## **General Contractor (Manufacturer's Authorized Builder)**

The general contractor or the manufacturer's authorized builder will be responsible for overseeing all work that occurs on the building lot. There is a lot that they must handle, and I will devote a full chapter to it. The contractor needs to ensure the site is prepared and that the foundation is prepared exactly as has been specified by the factory. The general contractor is responsible for making sure that the home is buttoned up after the modules have been delivered. The general contractor also handles any site built work items like porches, garages or

finishing your basement. They are critical in coordinating your build schedule to make sure it behaves like a fine ballet and not a football game in the rain.

Since the general contractor is your liaison and master overseer of the building site, you should be very careful about which one you choose. At this point, it should not be necessary to say that they should be experienced in modular construction. You should ask for a copy of their building license and bond information as well as multiple references. Do not be lazy and just ask for the references. You need to call them and ask them how their experience was, what they liked and didn't like and what they learned from the process. Many manufacturers also run a certified training for their authorized builders to ensure home buyers receive a well-built house. Inquire if they participated in such a training program. You can also check contractors' standings with the local chamber of commerce and the Better Business Bureau.

Another good sign of a quality builder is to inspect a model modular home. Many veteran modular contractors have a model home that you can tour. If a builder has spent over \$150k to build a model home, it is very likely they will offer great service and a free peek at what you can expect.

One more sign of a quality contractor is if they are organized and on-time for your meetings. If they aren't organized for your meetings, how can you expect them to be organized when coordinating your building schedule and making sure the finer details of your home are done properly?

If you are having trouble finding a local general contractor that you are comfortable with, you can talk to some local people that should be well informed on who is good and who should be avoided. The local mortgage officers are usually well informed on good ones. The manager of the local hardware store will also have a good idea of who are the better quality contractors in the area.



## **NEGOTIATING PRICING**

Most modular home manufacturers will not provide pricing because they want their authorized “middle man” to evaluate your project and decide how much markup (typically 20-30%) to charge on the manufacturer’s price. Everyone needs to make a living so do not expect to buy a modular home at the manufacturer’s price. Besides, the authorized dealer provides essential services that are very important to making your modular dream home become a reality.

While you are talking with the authorized dealer or builder, they will ask you several questions in order to determine how much work will be needed. You will be given the best price if you select a predesigned floorplan and request no customization to it. The more custom requests you make, the more expensive it will be to build the home for you. It is common for each builder to be authorized to represent several manufacturers. It can be helpful to first discuss your dream home and then ask the builder which manufacturer would be the best fit for the project.

### **Helpful Tips**

When you decide on a specific home plan and your discussion with the builder transforms from ballpark figures to a firm estimate, you should do this in person. You will have better results by demonstrating that you are serious and will be active in this process. Also, you can save more money by using one company to perform several roles. The fewer companies involved reduces the amount of multiple markups.

## **Warning Signs**

There are some warning signs that you should keep an eye out for. If the dealer you are talking with refuses to negotiate the price with you or is not available for a meeting, then you should think twice about buying from them. This could be a sign that they are too busy with other projects or just have bad customer service. Either way, you can be certain that building your modular home with them will be a painful experience that you should avoid.

If the dealers in your local area are providing estimates that are very expensive, you should consider contacting authorized dealers from another area. It is possible that the dealer from outside the area will provide a lower price. This could be because your local dealers are filled with work or have too high labor expenses. By bringing a builder in, you will pay some traveling expenses but possibly save more than enough on labor costs to make it worth the effort.

When negotiating the price, you might decide to wait on certain elements and upgrade the home later after you have moved into it. Here is a quick breakdown of what can be sacrificed for later and what is economical to have included with the initial construction.

## **Areas Not to Skimp On**

The bare minimum modular home should contain sufficient square footage. It is very expensive to expand a house. You should order a modular home that will be big enough for your family's needs for many years to come. It is also economical for the modular home factory to add an extra bathroom. This plumbing task is very labor intensive and will be quite expensive if you wait a year and have local contractors complete it for you. Also, having an extra bathroom will increase the appraisal value of the home which will make it easier for your mortgage to be approved.

Modular factories can add extra electrical capacity and outlets for minimal cost as opposed to the very high cost for handling this after the walls are sealed. Your roof pitch and shingles are also something that should be handled by the modular home factory. It is very expensive to remove and replace a roof on an existing home. If you are having a lot of molding or unique decorative items, it is probably best to have them all applied at the same time to ensure they are matching.

## **Smart Ways to Minimize Budget**

If your budget is not as big as you would like it to be, there are some places where you can save money and not incur excessive expenses in the future. Here are some items that can be done later by local contractors with minimal consequence.

Selecting the lowest level of appliances can save some money. Appliances can be easily be upgraded later. You can just wait until you have enough money and wait for your local store to have an appliance sale.

Selecting the lowest level of doors can save you money. These “beginner” doors may not have the best decorative touches and might not have any soundproofing, but doors can easily be replaced later. The same goes for kitchen cabinetry. Most of the expense of cabinetry is in the creation and not the installation so you can hold off on expensive cabinets.

Another significant expense that you can save on is siding. Siding generally will not add much to your appraisal value so it might be wise to save that money if you are trying to reach a high enough appraisal value to have your mortgage approved.

If you still need to save money from your budget, you can act as your own general contractor. This could result in saving you 10-20% of the budget. This is not a trivial task; most of the time, it ends in disaster. Many mortgage companies will not even allow this unless you have significant experience and insurance. This option will be discussed further in the next chapter.



## **PLEASE HIRE A GENERAL CONTRACTOR**

Modular homes are not cheap but nothing good ever is. You may be tempted to take a shortcut and become your own general contractor. Being your own general contractor can save 20% of the modular host price, but 99% of the time you are inviting disaster. Very few manufacturers allow this because almost all home buyers are inexperienced and not able to properly deal with the unique issues of modular home construction.

Some home buyers who are looking for a great deal don't realize the amount of work and expertise needed to build and finish a modular home capable of earning a Certificate of Occupancy from the building inspector. This work requires more than passing knowledge of electrical wiring, plumbing and understanding of the local building codes.

Even if you are experienced with general construction, you may not be able to manage the unique issues that modular homes have. These issues can be as simple as fixing cracked drywall damaged during shipping and ensuring the building lot has been properly prepared (for the crane and modules with enough maneuvering room and overhead clearance). Some more difficult issues include finishing the hinged roof, correcting a misaligned marriage wall and dealing with the HVAC connections between modules. Builders who are experienced with modular homes can accomplish this work very efficiently. The home buyer as general contractor best case scenario will have some significant difficulty; the

worst case scenario ends with not being able to perform a job satisfactorily enough for the building inspector to sign off on the Certificate of Occupancy.

### **Dealing with Subcontractors**

Another option is to act as your own general contractor and hire subcontractors to perform the technical work for you. This can still generate 5-10% savings for you. But that is not normally the case since many subcontractors will charge more due to you being an inexperienced general contractor and them expecting that to cause delays. Subcontractors generally give volume discount to general contractors in order to secure future work. You will not have future work for them so they need to make their profit in one job.

It is not wise to minimize the cost of subcontractors by only paying them for their labor and buying the building materials yourself. Subcontractors do charge you a markup for material, but again because the subcontractors buy in bulk, they will have a significant volume discount. You will not save significant money buying the materials yourself. In addition, this could also lead to them increasing their labor cost to make up for the lost profit on the building materials.

### **Local Building Code Expertise**

By acting as your own general contractor, you assume all responsibility for the local building code. You need to ensure that your modular home follows all regulations for your specific area. If you make a mistake, you must fix it which generally will result in a large expense or a delay in moving into the home until it is fixed. Since this is very serious and may leave the bank with a home that cannot be occupied, many mortgage lenders do not allow home buyers to act as their own general contractor. In case all of this has not made you rethink being your own general contractor, I'll also point out that most areas also require you to buy general contractor's insurance which is another cost that minimizes the savings.

If you are still planning on going ahead with the risky business of being your own general contractor, the following information is an overview of what the general contractor needs to provide for a successful modular home build.

### **Site Work Responsibility**

The general contractor is responsible for the building lot to be prepared by clearing the land of any trees, rocks or other obstructions to the building area. These items as well as all garbage should be removed from the building lot. If garbage is buried near the foundation, it could later decompose, create a sinkhole and compromise the integrity of the foundation.

Once the building site has been cleared of obstructions, the general contractor must have a foundation hole dug. If you plan on a full basement, this hole could be as deep as 15 feet. It is important to drill a test hole to discover the soil type you will be digging through. In the Northeast, it is common to have rock issues that may require blasting which will increase time and costs. Coastal areas can have problems with the water table. It is smart to test first instead of guessing when it comes to building a good foundation for your home.

Then the general contractor will need to create a working driveway for the cement trucks and other transporters arriving at the site. Modular home carriers cannot travel on steep slopes. The driveway must meet the specifications provided by the modular home manufacturer.

Once the working driveway has been constructed, it is time for the foundation to be poured. This is a critical task. If the foundation is not poured properly, it will not be strong enough to support the modular home modules.

After the foundation has been created, the general contractor needs to have the building lot properly graded. This will surround the foundation walls with backfill to provide additional support and to help drain the water away from the home's foundation.

Once the foundation has been created, it is now time to install a septic system or hook up the home's plumbing to the local sewer system. The general contractor must also create a water well or hook the home up to the town water line. If your electrical line will be placed underground, now is a good time to dig the trench.

The building site is now prepared for the modules to be delivered and setup.

### **Delivery Duties**

It is important that everything is prepared before the delivery to ensure a smooth setup. Setup generally takes only one day but it can take longer if you are building a very large home with many extra modules. The modules will probably arrive the day before setup if the factory is a long distance from the site. The general contractor will need to provide a safe site to store them overnight. If the factory is close enough, they will be shipped early in the morning. The general contractor should have an emergency backup bulldozer in case the modules need to be moved for a better placement for the crane.

The most basic and important factor is the soil condition. To assemble the modules, the crane will need firm ground to be supported on, and the module carriers will need an easy way to access the site with their very heavily loaded trucks that are designed for highway transport and not off road driving.

Since setup is scheduled weeks in advance, it is possible that it will rain on the planned day of setup. This could be very troublesome and cause a delay if the rain is heavy enough to deteriorate the soil condition. This rarely happens.

For the larger homes that take more than one day, it is important that the modules are covered overnight in case of inclement weather. Your modular home has been protected from vandalism until it has reached your building site. Now that the home is being assembled on site, you will need to make sure it is secure while the custom site built work is being finished.

After the final module is in place, the general contractor should properly air seal the home. Not all contractors do this so you should make sure to ask about this. The general contractor should seal the gaps between modules (in between the walls, floors, roof and basement) as well as seal where the pipes for the water and sewer enter the home. This will greatly increase the energy efficiency of your home and save you money on your heating and cooling costs. This is another place where it matters to have a general contractor experienced with modular homes. As the modules are connected they need to be connected properly to allow the home's wooden frame to naturally adjust during the seasons of the year. Wooden frame homes breathe and move with extreme outside weather. Don't be worried- we are talking less than inches here. But if the modules are not properly connected, you will have cracks appear in your walls and the worst case scenario could lead to a break in a water pipe connection. Connecting the modules is a simple but critical process. If something is overlooked by an inexperienced general contractor, it will lead to years of frustration.

### **Button-up Work**

After the modules have been delivered to the construction site and placed on the permanent foundation by the set crew, there is still a considerable amount of work to be done. At this point, the home is about 20-30% incomplete depending on how much customization is needed.

Many modular homes are shipped with a hinged roof. This allows the home to have a natural looking roof instead of the shallow roofs that manufactured homes are known for. These roofs fold at two points. The first is where the roof overhangs the house and the gutter runs. The second place is where the roof modules meet. These seams need to be finished and the shingles need to be addressed for these areas.

The general contractor is responsible for all of the plumbing & electrical connections between each module and with their outside sources. This is critical since there are several connections. If one connection is overlooked, your home will not pass the building inspection.

The HVAC (heating, ventilation and air conditioning) unit needs to be installed. This is a very important part of the house since modular homes are generally sealed very well to ensure better energy efficiency. To have a healthy atmosphere inside, you need to ensure proper air ventilation which the HVAC will deliver.

Once the big items are handled, attention is needed on the small details that make a big impact. The carpentry needs to be completed. This includes finishing the molding, handling any drywall repairs, adjusting misaligned items, adding decorative features and installing stair railings, appliances, floor seams, cabinet adjustments and basement insulation.

### **Site Built Work**

If you have requested site built work, this is the time the general contractor will work on it. Depending on how much work is needed, this process can take days or several weeks. The most commonly requested items are garages and porches.

Other work can include finishing the basement into a living space, installing a fireplace and chimney, attaching a decorative masonry exterior or adding rain gutters and a rainwater drainage system.

### **Permits Galore**

To accomplish all of this, the general contractor must make sure all work is done according to local building regulations. Many of these regulations require special permits for different activities. If you are building in or near wetlands, sand dunes, protected animals or a watershed, you will probably need an *environmental permit*. If any power or phone lines need to be moved for the module setup, you will need a *utility permit*. If you are removing an old structure, you will need a *demolition permit*. If that older structure has asbestos or another toxic item, you will need a *hazardous waste permit*. You may need to have the local fire marshal inspect the home and give *safety approval*. If you are installing a *septic system*, you will need your design to be inspected to ensure it is adequate and will not contaminate the local area. Even though the modules are built off-site, you will need a *building permit* if you are building a garage or porch on site.

As you see, there are many permits. Each permit has a cost associated with it. You should discuss this early on with your general contractor to make sure you both understand who will pay for them and how much each will be.

All of these permits and activities are leading up to the most important test. The local building inspector must be satisfied that the house meets or exceeds all regulations, was properly constructed and is safe. If all of these conditions are met, the building inspector will issue a Certificate of Occupancy.

## **Keep Your General Contractor Informed**

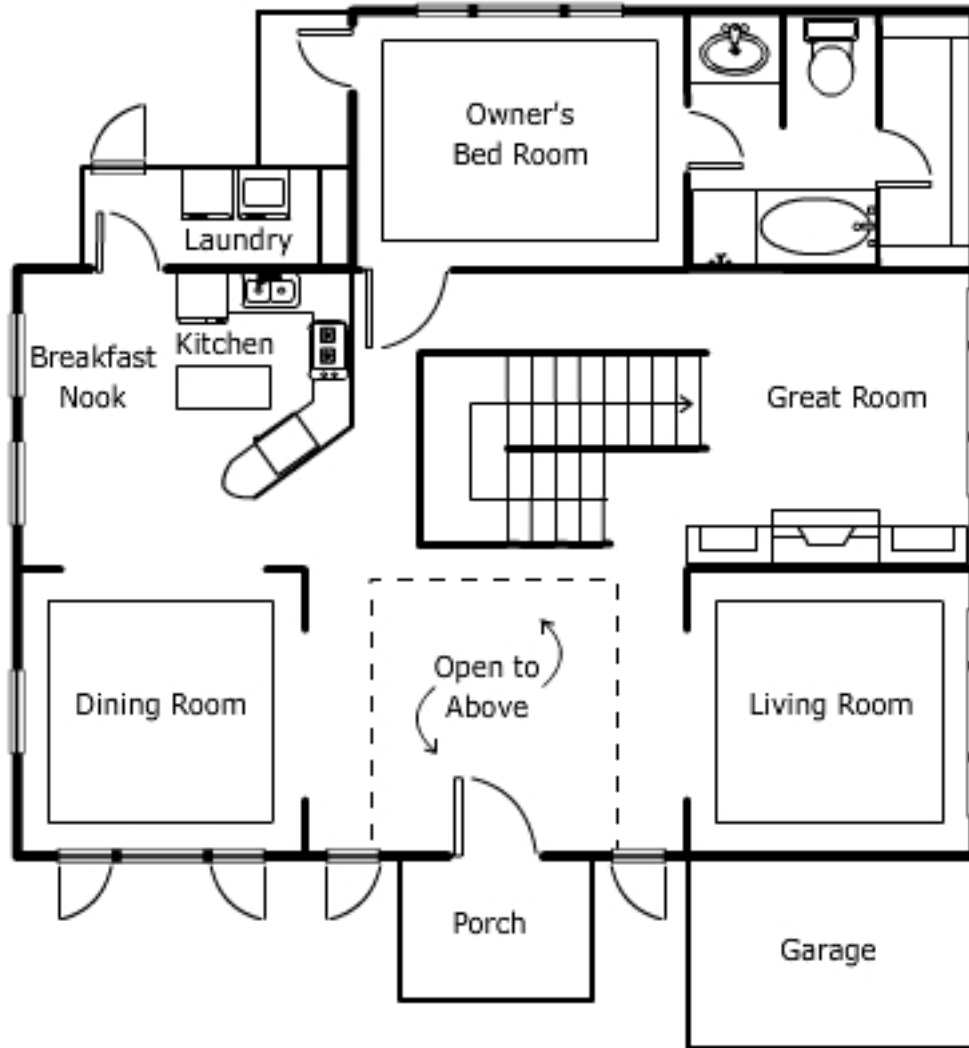
Hopefully, after reading the earlier part of this chapter, you are going to hire a general contractor and feel comfortable knowing what to ask to hire a knowledgeable one. Even the best general contractor can be accidentally sabotaged if they are not kept informed. You will probably customize your floorplan with the modular manufacturer. Make sure a copy of the updated floorplan (with changes highlighted) is sent to the contractor.

Don't assume anything. Contact the contractor and make sure they are using the most current plan. When you make multiple changes, it is very easy for the contractor to inadvertently end up using an older set of plans. Also, if your plans are changing dramatically, you should talk with the contractor to find out how this will impact the budget. The manufacturer might say it will be cheap but the contractor might need to perform a lot of extra work which could surprise you with a big bill.

The more communication, the better it is for you. You should ask for regular update meetings. This is a good way to ensure everything is on schedule and also to discuss any changes. When having discussions with the general contractor, end each discussion with a written summary to ensure there are no misunderstandings. Otherwise, you may end up with a porch that has no railings or an unattached garage when you wanted a porch with a three foot railing and an attached garage.

As a matter of fact, you should have the general contractor write down specifically what they will do and what is required from the factory. Why? Because there are gray areas in modular home construction. Some common question marks (definitely not all of them) are who will provide stair railings, porches and molding. Every manufacturer is different so make sure your general contractor and manufacturer are on the same page.

Every project - no matter how well planned - will have some changes made to the original plan. Ensure all changes are handled with work orders signed by both parties. This will avoid having any changes getting lost and you being hit with an unexpected bill.



## USING MODULAR TO ADD TO YOUR HOME

Many home buyers feel that modular construction's main benefit is not the cost savings but the time savings. This is another reason why modular construction is very helpful for people looking to add-on to their existing home. No other construction method delivers such speed and reduces the homeowner's inconvenience during renovation. The two main ways of adding onto a home are to add a module to the side and adding module(s) to form another floor to the home.

Before any home addition project is started, the homeowner should understand any possible restrictions, both legal and physical. Legally, you need to ensure that the local zoning regulations and building codes allow it. If the building code allows you to add onto your home, you may be required to upgrade your existing home to the same safety level as the planned addition. Also, it is possible for a former owner of the home to have placed a deed restriction which can limit

changes that the current homeowner can make to the home. If there are surrounding homes, they may have an easement which needs to be considered.

After all of the governmental and legal considerations, there are also physical requirements to be considered. To use modular construction, you will need to have room on your property for a large crane and the module(s) transported to your lot. This may require you to remove trees to accommodate the setup of the module.

### **Avoiding Pitfalls**

When using modular construction to add to your existing home, there are unique pitfalls that you should avoid. This will not be as simple as building a new modular home. You should make sure that the general contractor is experienced with using a hybrid construction of modular and stick-built method. Then you should have them see what upgrades you may need. One upgrade you should insist on is to have all of your smoke detectors rewired so if there is an alarm in one part of the home it will alert the other part of the home. You may need to upgrade the electrical system for the home. Make sure your general contractor inspects the electrical wiring in the old part of the home to see if it will need to be upgraded to connect with the new section or to comply with local building codes. The HVAC system will also need to be looked at to make sure it can sustain enough heat or air conditioning for the additional square footage.

Say goodbye to your driveway and landscaping. Both of them will likely suffer some level of damage as you bring in heavy equipment. You should include in your budget new landscaping and repairs to your driveway. If you are lucky and don't need to make any repairs, you can save the money.

### **Adding Another Floor**

Modular construction provides a very important time savings to homeowners looking to add another floor to their homes. If you are looking to take advantage of this, you should make sure the house is wide enough and strong enough to support the modules being added to the top of it. After it has been determined that your home can accommodate the added weight, you will need to make a design change to your first floor to accommodate stairs to reach your new second floor. Then your roof must be removed to prepare for the delivery of the modules. To have the best cosmetic results, you should pay attention to line up the walls and windows to match the layout of the downstairs. You should also match or complement the siding, shutters, chimney and decorative trim.



## **FINANCING YOUR MODULAR DREAM**

To make your modular dream home become a reality, you will need to find a way to cover the significant expenses. Your three main expenses will be buying land for the modular home, paying the manufacturer for building the modules and paying the general contractor for the work of the building team. Each of these expenses can be over \$100,000 depending on your local area. You may be in a position to use your own personal money. If you are like most of us and not a millionaire, you can finance your modular home with either a traditional mortgage company or use the financing offered by some manufacturers. Some manufacturers have developed an internal mortgage company to help their customers have a less stressful time financing the home.

Building a new modular home is a very exciting process that will create a good home for memorable family occasions. For most people, the key to making your new modular home a reality is establishing financing to enable the building and ownership of your new home. There are seven main parts of financing a new modular home (not including your search to find a mortgage lender). These parts are very similar to financing the construction of a stick-built home with a few small variances. This information should make the financing aspect less stressful so you can concentrate on the more important things in life.

## Selecting a Mortgage Provider

There are many mortgage providers available. The better your credit score is, the more options you will have and better interest rates will be made available to you. You should try to select a mortgage provider that is experienced with modular home construction. The more knowledgeable they are about the modular timeline, the less stress you will encounter. There are two national providers that are very experienced with modular home mortgages and are recommended by manufacturers. These experienced modular mortgage providers are M&T Bank ([www.yourmodularhomecenter.com](http://www.yourmodularhomecenter.com)) and IndyMac Bank ([www.indymacmortgage.com](http://www.indymacmortgage.com)).

When selecting a mortgage provider, you should ask if they offer a single close loan or a double close loan. New home construction requires a construction loan and a permanent loan. If the mortgage provider treats them as separate loans, you will end up paying double closing costs. If your provider offers single close loans, you can save a lot of stress and several thousand dollars.

## Pre-Qualify

Financing a modular home is almost identical to financing new construction of a stick-built home. The first step is to have a pre-qualify estimate. A modular home mortgage pre-qualification will enable you to know just how much buying power you have and what budget you should be working with. This is generally a short and quick process to give you an estimate. This does not guarantee a mortgage or a specific dollar amount. The bank will ask for your financial history and will not verify it. As long as you provide honest answers the pre-qualified mortgage estimate should be very accurate.

## Applying

Once you have decided on a specific building location and a specific modular home plan, you will be ready to start the formal application process. The formal process will require several items, including a *check* to cover the fees (for application review, credit check and appraisal), *proposed contract* for the modular home plan you wish to purchase, *recent bank statements*, *W-2 filings*, most recent *pay stubs* from your current employer(s) and *recent loan statements* if you already have other loans (car, boat, another home).

You will also need to declare how much you can pay as a down payment on the home. This amount is generally desired to be between 5-20% of the total cost. The larger the down payment you can make, the less expensive it will be for you in the long-term.

The bank may need several days to process your application and verify all the information you have provided. If you use a bank that is familiar with modular homes, it can expedite this process.

## **Mortgage Approval**

If the bank has been able to satisfactorily answer their concerns about your mortgage, they will provide you with a formal commitment letter. This will state the specific amount of the loan that the bank will provide to you. This letter may include restrictions and conditions that you will need to honor before the loan can be closed and your home can start to be built. When you receive this letter, you will generally be asked to provide specific blueprints or plans to detail the modular home as well as a contract with your general contractor to state the labor costs. Also you will need to furnish a copy of the deed for your building lot. Some lenders may treat on-frame modular homes very differently. A common request is for the steel chassis of the on-frame modular home to be removed before the home is placed on a permanent foundation.

## **Disbursement Schedule**

Now that your mortgage has been approved, you will need to establish a disbursement schedule to detail when and how much money will go to each vendor. If you have a general contractor (as you should), the contractor will handle this. You should discuss this with the general contractor to make sure your disbursement schedule will provide them with enough money to pay the needed subcontractors and buy the building materials. These payments or draws will cover each milestone like the clearing of the land, building of the foundation, delivery of the modules to the build site, finishing the exterior and interior of the house and building of a garage or deck.

As each draw is needed you will need to have an inspection to prove the work was completed satisfactorily and verification that no vendor has placed a lien on the home. If everything is as it should be, the bank will issue you a check to pay your vendor. Here is a good example of why it helps to deal with a bank that is familiar with modular construction. Most manufacturers require payment in full upon safe delivery of the modules. Some inexperienced banks may insist upon payment after the homes are delivered AND set on the permanent foundation. A mortgage provider familiar with modular construction already has established procedures to handle this situation and you can avoid unneeded stress.

## **Mortgage Closing**

Once a disbursement schedule has been agreed to and all restrictions and conditions made by the bank have been honored, your loan will be "closed" or settled. This is when you and the bank will sign the final loan documents and pay any closing costs (which range from 4% to 7%) to cover the lawyer fees, title fees and other costs. Even though these are closing costs, they may not be the last costs associated with the loan. You will have to pay more fees when your loan is

converted from a construction loan to a permanent mortgage if your loan is a double close loan.

It is ideal to avoid double closings. You should ask for a construction to permanent loan. As previously discussed, it will automatically convert the loan into a permanent one which saves time and closing costs that can be thousands of dollars. Before the mortgage closing, you should make sure the local government has granted your building permit and other approvals necessary, otherwise you will have no need of a mortgage.

## **Building the House**

Now that you and the bank have formally agreed to all the details and signed the formal loan document, building of your modular home can commence. As detailed in the disbursement schedule, the payments will be made as each building milestone is reached and verified. This part is the first time that you start making scheduled payments to the bank to cover the mortgage. You will only be making payments based on how much money has been disbursed, which means your payments will increase quickly. Since you are dealing with modular construction, it is possible to have the home built and moved into within 1 to 2 months to minimize these construction loan payments (Construction loans are generally for several months up to one year.). The largest disbursement is usually when the modules arrive. The modular home manufacturer generally will ship all modules on the same day and require full payment upon delivery of the modules to the building site.

## **Transferring from Construction Loan to Permanent Mortgage**

After the construction is completed, your loan will change to a permanent mortgage. This part involves having your home appraised to ensure the home value is correct, that all work has been completed and no liens have been placed by a vendor. To ensure no liens are placed on your home, you should ask your general contractor to sign a lien waiver upon receiving the final payment. This part also includes paying the transfer fees from construction loan to permanent mortgage.

Now you have a great new modular home for your family and a lifetime of mortgage payments ahead of you, but isn't the smile of your children playing in their new bedrooms and your new tax deduction of mortgage interest worth it? Good luck!



## MODULAR PROVIDERS REVIEWED

I have reviewed more than the top 170 modular home providers to help you find the best matching provider. These reviews are based on my industry experience, along with countless interviews of modular home builders from across the country and mystery shopper tests. From all of that information I have rated them on a scale of 1 (worst) to 5 (great) as well as included my comments to help you get a better feel for each provider. Please remember that these comments and ratings are for general situations and since each home buyer's situation is not general you may find that your unique situation will be better serviced by a lower rated modular provider.

### *Modular Providers Listed By State*

<b>Alabama Listings</b>	<b>-</b>	<b>Rating</b>		
All American Homes		5	Horton Homes	2
Cappaert Homes		2	Liberty Homes	4
Cavalier Homes		2	Modular One	4
Chariot Eagle		3	Palm Harbor Homes	5
Custom Building Systems		4	Parti	2
Deer Valley Homes		3	Patriot Homes	4
Destiny Industries		3	Precision Homes	3
Dynamic Homes		4	Professional Building Systems of NC	4
Fleetwood Enterprises		3	R-Anell Homes	5
Franklin Homes		2	Scotbilt Homes	2
Giles Industries		3	Southern Energy Homes	4
Hallmark Homes		3	Waverlee Homes	3
Homes of Merit		2	<b>Arizona Listings</b>	<b>- Rating</b>

Britco Homes	3
Cavco	3
Chariot Eagle	3
Fleetwood Enterprises	3
Four Seasons Housing	3
Genesis Homes	2
Hoopa Modular Building	2
Irontown Homes	4
Karsten Company	2
Laurel Creek Homes	3
Modular Building Innovations	2
Nashua Homes	3
Palm Harbor Homes	5
Schult Homes	3
Silvercrest Western Homes	4
Solitaire Homes	3
Summit Crest	4

**Arkansas Listings - Rating**

Cappaert Homes	2
Deer Valley Homes	3
Discovery Custom Homes	3
Fairmont Homes	2
Fleetwood Enterprises	3
Franklin Homes	2
Fuqua Homes (MO)	3
Giles Industries	3
Horton Homes	2
Karsten Company	2
Liberty Homes	4
Modular One	4
Oak Creek Homes	3
Palm Harbor Homes	5
Patriot Homes	4
Redman Homes	3
Taylor Homes	3
Waverlee Homes	3

**California Listings - Rating**

Britco Homes	3
Cavco	3
Chariot Eagle	3
Discovery Custom Homes	4
Fleetwood Enterprises	3
Fuqua Homes (OR)	3
Genesis Homes	2
Golden West Homes	3
Guerdon Enterprises	4
Homebuilders Northwest	3
Hoopa Modular Building	2
Irontown Homes	4
Karsten Company	2

Kit Homebuilders West	3
Laurel Creek Homes	3
Liberty Homes	4
Marlette Homes	3
Nashua Homes	3
Palm Harbor Homes	5
Silvercrest Western Homes	4

**Colorado Listings - Rating**

Barvista Homes	4
Britco Homes	3
Cavco	3
Chariot Eagle	3
Chief Industries/BonnaVilla Homes	3
Custom Touch Homes	4
Fleetwood Enterprises	3
Fuqua Homes (MO)	3
Genesis Homes	2
Guerdon Enterprises	4
Heritage Homes	5
Irontown Homes	4
Karsten Company	2
Kit Homebuilders West	3
Laurel Creek Homes	3
Liberty Homes	4
Liscott Custom Homes	3
Magnolia Homes	3
Modular Building Innovations	2
Nashua Homes	3
Northstar Homes	5
Oak Creek Homes	3
Palm Harbor Homes	5
Patriot Homes	4
Silvercrest Western Homes	4
Summit Crest	4
Superior Homes	3
Superior Modular Systems	2
Taylor Homes	3
Wardcraft Homes	5

**Connecticut Listings - Rating**

AvisAmerica	4
Burlington Homes of Maine	2
Chelsea Modular Homes	5
Colony Factory Crafted Homes	3
Commodore Homes of Pennsylvania	3
Connecticut Valley Homes	5
Craftsbury Company	4
Crest Homes	4
CRM Inc.	3
Custom Building Systems	4

Custom Modular Designs	4	Integrity Building Systems	5
Customized Structures	4	Manorwood Homes	4
DeLuxe Building Systems	4	Mod-U-Kraf Homes	4
Design Homes LLC of PA	4	Muncy Homes	3
Epoch Corporation	5	New Era Building Systems	4
Excel Homes	5	North American Housing	4
Factory Direct Modular Homes	3	Palm Harbor Homes	5
Fairmont Homes	2	Patriot Homes	4
GuildCrest Homes	4	Penn Lyon Homes Corporation	5
Hallmark Homes	3	Pennwest Homes	4
Haven Homes	5	Pleasant Valley Modular Homes	4
Huntington Homes	5	Pro-built Homes	4
Integrity Building Systems	5	Ritz-Craft Corporation	5
Manorwood Homes	4	Signature Building Systems	5
Modular Concepts LLC	3	Simplex Industries	4
MSI of PA	4	Sun Building Systems	3
Muncy Homes	3	Sunscape Homes	3
New Era Building Systems	4	Virginia Homes Manufacturing	2
Penn Lyon Homes Corporation	5	<b>Florida Listings - Rating</b>	
Pennwest Homes	4	All American Homes	5
Pinecrest Modular Homes	3	Cappaert Homes	2
Pleasant Valley Modular Homes	4	Chariot Eagle	3
Pro-built Homes	4	Deer Valley Homes	3
RCM Modular	4	Destiny Industries	3
Ritz-Craft Corporation	5	Discovery Custom Homes	3
Shamrock Homes	4	Fleetwood Enterprises	3
Signature Building Systems	5	Franklin Homes	2
Simplex Industries	4	Genesis Homes	2
Sun Building Systems	3	Hallmark Homes	3
Sunscape Homes	3	Haven Homes	5
The Home Store	5	Homes of Merit	2
Westchester Modular Homes	5	Horton Homes	2
<b>Delaware Listings - Rating</b>		Jacobsen Homes	2
AvisAmerica	4	Liberty Homes	4
Colony Factory Crafted Homes	3	Mid-Atlantic Builders	2
Commodore Homes of Pennsylvania	3	Modular One	4
Craftsbury Company	4	Nationwide Homes	5
Crest Homes	4	Oakwood Homes	3
Custom Building Systems	4	Palm Harbor Homes	5
DeLuxe Building Systems	4	Parti	2
Design Homes LLC of PA	4	Patriot Homes	4
Excel Homes	5	Precision Homes	3
Factory Direct Modular Homes	3	Professional Building Systems of NC	4
Fleetwood Enterprises	3	R-Anell Homes	5
Four Seasons Housing	3	Ritz-Craft Corporation	5
Giles Industries	3	Scotbilt Homes	2
Hallmark Homes	3	Southern Structures Inc.	4
Haven Homes	5	Waverlee Homes	3
Holmes Building Systems	3	<b>Georgia Listings - Rating</b>	

All American Homes	5	Karsten Company	2
Carolina Building Solutions	4	Kit Homebuilders West	3
Cavalier Homes	2	Laurel Creek Homes	3
Chariot Eagle	3	Liberty Homes	4
Crest Homes	4	Marlette Homes	3
Crestline Homes	3	Moduline International	4
Deer Valley Homes	3	Nashua Homes	3
Destiny Industries	3	Palm Harbor Homes	5
Discovery Custom Homes	3	Silvercrest Western Homes	4
Excel Homes	5	Stratford Homes	5
Fleetwood Enterprises	3	Summit Crest	4
Franklin Homes	2	Superior Modular Systems	2
Giles Industries	3	Timberland Homes	3
Hallmark Homes	3	<b>Illinois Listings - Rating</b>	
Haven Homes	5	All American Homes	5
Homes of Merit	2	Benchmark Industries	3
Horton Homes	2	Commander Homes	3
Jacobsen Homes	2	Commodore Homes of Indiana	3
Liberty Homes	4	Contempri Industries	2
Manis Custom Builders	4	Crest Homes	4
Mascot Homes	3	Design Homes of WI	5
Mid-Atlantic Builders	2	Discovery Custom Homes	3
Mod-U-Kraf Homes	4	Fairmont Homes	2
Modular One	4	Fleetwood Enterprises	3
Nationwide Homes	5	Franklin Homes	2
North American Housing	4	Fuqua Homes (MO)	3
Oakwood Homes	3	Genesis Homes	2
Palm Harbor Homes	5	Giles Industries	3
Parti	2	Hart Housing Group	2
Patriot Homes	4	Heckaman Homes	3
Precision Homes	3	Hi-Tech Housing	3
Professional Building Systems of NC	4	Holly Park Homes	3
R-Anell Homes	5	Indiana Building Systems	4
Ritz-Craft Corporation	5	Liberty Homes	4
Scotbilt Homes	2	Modular One	4
Signature Building Systems	5	New Era Building Systems	4
Simplex Industries	4	Palm Harbor Homes	5
Southern Energy Homes	4	Patriot Homes	4
Southern Structures Inc.	4	Pinnacle Building Systems	3
Waverlee Homes	3	Redman Homes	3
<b>Idaho Listings - Rating</b>		Ritz-Craft Corporation	5
Britco Homes	3	Rochester Homes	4
Chariot Eagle	3	Shamrock Homes	4
Discovery Custom Homes	3	Stratford Homes	5
Fuqua Homes (OR)	3	Taylor Homes	3
Genesis Homes	2	Wick Building Systems	3
Guerdon Enterprises	4	Wisconsin Homes	5
Homebuilders Northwest	3	<b>Indiana Listings - Rating</b>	
Irontown Homes	4	All American Homes	5
		Benchmark Industries	3

Chariot Eagle	3	Stratford Homes	5
Commander Homes	3	Superior Homes	3
Commodore Homes of Indiana	3	Taylor Homes	3
Contempri Industries	2	Wick Building Systems	3
Crest Homes	4	Wisconsin Homes	5
Discovery Custom Homes	3	<b>Kansas Listings - Rating</b>	
Dutch Housing	1	All American Homes	5
Fairmont Homes	2	Barvista Homes	4
Fall Creek Home	2	Chief Industries/BonnaVilla Homes	3
Four Seasons Housing	3	Commodore Homes of Indiana	3
Franklin Homes	2	Custom Touch Homes	4
Fuqua Homes (MO)	3	Design Homes of WI	5
Hart Housing Group	2	Discovery Custom Homes	3
Heckaman Homes	3	Four Seasons Housing	3
Hi-Tech Housing	3	Franklin Homes	2
Holly Park Homes	3	Fuqua Homes (MO)	3
Indiana Building Systems	4	Hart Housing Group	2
Liberty Homes	4	Heritage Homes	5
New Era Building Systems	4	Kansas Redi-Built	3
Palm Harbor Homes	5	Karsten Company	2
Patriot Homes	4	Liberty Homes	4
Pinnacle Building Systems	4	Modular Building Innovations	2
PreBesto Homes	3	Northstar Homes	5
Redman Homes	3	Patriot Homes	4
Ritz-Craft Corporation	5	Schult Homes	3
Rochester Homes	4	Solitaire Homes	3
Schult Homes	3	Stratford Homes	5
Shamrock Homes	4	Sunshine Homes	4
Skyline Homes	3	Taylor Homes	3
Unibilt Industries	4	Wardcraft Homes	5
<b>Iowa Listings - Rating</b>		<b>Kentucky Listings - Rating</b>	
All American Homes	5	All American Homes	5
Chief Industries/BonnaVilla Homes	3	AvisAmerica	4
Commodore Homes of Indiana	3	Benchmark Industries	3
Contempri Industries	2	Commodore Homes of Indiana	3
Crest Homes	4	Contempri Industries	2
Custom Touch Homes	4	Crest Homes	4
Design Homes of WI	5	Deer Valley Homes	3
Dynamic Homes	4	Discovery Custom Homes	3
Fairmont Homes	2	Excel Homes	5
Four Seasons Housing	3	Fairmont Homes	2
Fuqua Homes (MO)	3	Four Seasons Housing	3
Hart Housing Group	2	Franklin Homes	2
Heritage Homes	5	Giles Industries	3
Holly Park Homes	3	Hallmark Homes	3
Liberty Homes	4	Hart Housing Group	2
Patriot Homes	4	Horton Homes	2
Pinnacle Building Systems	4	Liberty Homes	4
Redman Homes	3	Mod-U-Kraf Homes	4
Ritz-Craft Corporation	5	Modular One	4

Nationwide Homes	5	Liberty Homes	4
Palm Harbor Homes	5	Manorwood Homes	4
Patriot Homes	4	MSI of PA	4
Pinnacle Building Systems	4	Muncy Homes	3
Ritz-Craft Corporation	5	New England Homes	4
Rochester Homes	4	New Era Building Systems	4
Schult Homes	3	Oxford Homes	3
Unibilt Industries	4	Patriot Homes	4
Waverlee Homes	3	Pennwest Homes	4
<b>Louisiana Listings - Rating</b>		Pro-built Homes	4
Cappaert Homes	2	RCM Modular	4
Deer Valley Homes	3	Ritz-Craft Corporation	5
Destiny Industries	3	Signature Building Systems	5
Discovery Custom Homes	3	Simplex Industries	4
Franklin Homes	2	Sun Building Systems	3
Giles Industries	3	Sunscape Homes	3
Hallmark Homes	3	Westchester Modular Homes	5
Horton Homes	2	<b>Maryland Listings - Rating</b>	
Karsten Company	2	Apex Homes	5
Liberty Homes	4	AvisAmerica	4
Modular One	4	Carolina Building Solutions	4
Oak Creek Homes	3	Colony Factory Crafted Homes	3
Palm Harbor Homes	5	Commodore Homes of	
Patriot Homes	4	Pennsylvania	3
Redman Homes	3	Craftsbury Company	4
Scotbilt Homes	2	Crest Homes	4
Waverlee Homes	3	Custom Building Systems	4
<b>Maine Listings - Rating</b>		DeLuxe Building Systems	4
Alouette Homes	4	Design Homes LLC of PA	4
Alternative Modular Homes	3	Excel Homes	5
Apex Homes	5	Factory Direct Modular Homes	3
Burlington Homes of Maine	2	Foremost Industries Inc.	5
Chariot Eagle	3	Grafton Homes	4
Chelsea Modular Homes	5	Hallmark Homes	3
Colony Factory Crafted Homes	3	Haven Homes	5
Commodore Homes of		Homes By Keystone	5
Pennsylvania	3	Integrity Building Systems	5
Crest Homes	4	Manorwood Homes	4
Custom Building Systems	4	Mod-U-Kraf Homes	4
Customized Structures	4	MSI of PA	4
Design Homes LLC of PA	4	Muncy Homes	3
Epoch Corporation	5	Nationwide Homes	5
Factory Direct Modular Homes	3	New Era Building Systems	4
Fairmont Homes	2	Penn Lyon Homes Corporation	5
Fleetwood Enterprises	3	Pennwest Homes	4
Hallmark Homes	3	Pleasant Valley Modular Homes	4
Hart Housing Group	2	Pro-built Homes	4
Huntington Homes	5	Ritz-Craft Corporation	5
KBS Building Systems	4	Signature Building Systems	5
Keiser Industries	5	Simplex Industries	4

Structural Modulares	4
Sun Building Systems	3
Sunscape Homes	3
Virginia Homes Manufacturing	2
<b>Massachusetts Listings - Rating</b>	
Alouette Homes	4
Alternative Modular Homes	3
Apex Homes	5
AvisAmerica	4
Burlington Homes of Maine	2
Chelsea Modular Homes	5
Colony Factory Crafted Homes	3
Commodore Homes of Pennsylvania	3
Craftsbury Company	4
Crest Homes	4
CRM Inc.	3
Custom Building Systems	4
Custom Modular Designs	4
Customized Structures	4
DeLuxe Building Systems	4
Design Homes LLC of PA	4
Epoch Corporation	5
Excel Homes	5
Factory Direct Modular Homes	3
Fleetwood Enterprises	3
Hallmark Homes	3
Haven Homes	5
Huntington Homes	5
Integrity Building Systems	5
KBS Building Systems	4
Manorwood Homes	4
MSI of PA	4
Muncy Homes	3
New Era Building Systems	4
Penn Lyon Homes Corporation	5
Pennwest Homes	4
Pleasant Valley Modular Homes	4
Pro-built Homes	4
RCM Modular	4
Ritz-Craft Corporation	5
Shamrock Homes	4
Signature Building Systems	5
Simplex Industries	4
Sun Building Systems	3
Sunscape Homes	3
The Home Store	5
Westchester Modular Homes	5
<b>Michigan Listings - Rating</b>	
All American Homes	5

Apex Homes	5
AvisAmerica	4
Benchmark Industries	3
Champion Enterprises	5
Commodore Homes of Indiana	3
Crest Homes	4
Custom Building Systems	4
Design Homes LLC of PA	4
Dickinson Homes	4
Discovery Custom Homes	3
Excel Homes	5
Fairmont Homes	2
Fleetwood Enterprises	3
General Housing Corporation	2
Genesis Homes	2
Hart Housing Group	2
Heckaman Homes	3
Hi-Tech Housing	3
Holly Park Homes	3
Indiana Building Systems	4
Liberty Homes	4
MSI of PA	4
New Era Building Systems	4
Palm Harbor Homes	5
Patriot Homes	4
Pinnacle Building Systems	4
PreBesto Homes	3
Redman Homes	3
Rochester Homes	4
Shamrock Homes	4
Structural Modulares	4
Unibilt Industries	4
Wick Building Systems	3
Wisconsin Homes	5
<b>Minnesota Listings - Rating</b>	
Custom Touch Homes	4
Design Homes of WI	5
Dynamic Homes	4
Fairmont Homes	2
Fuqua Homes (MO)	3
Hart Housing Group	2
Heritage Homes	5
Homark Company	3
Liberty Homes	4
Moduline International	4
Norse Homes	1
Patriot Homes	4
Redman Homes	3
Schult Homes	3
Stratford Homes	3

Superior Homes	3
Wick Building Systems	3
Wisconsin Homes	5

**Mississippi Listings - Rating**

Cappaert Homes	2
Cavalier Homes	2
Deer Valley Homes	3
Destiny Industries	3
Franklin Homes	2
Giles Industries	3
Hallmark Homes	3
Horton Homes	2
Liberty Homes	4
Modular One	4
Oak Creek Homes	3
Palm Harbor Homes	5
Patriot Homes	4
Precision Homes	3
Professional Building Systems of NC	4
Scotbilt Homes	2
Southern Energy Homes	4
Sunshine Homes	4
Waverlee Homes	3

**Missouri Listings - Rating**

Advanced Systems Homes	3
All American Homes	5
Cappaert Homes	2
Chief Industries/BonnaVilla Homes	3
Commodore Homes of Indiana	3
Contempri Industries	2
Crest Homes	4
Deer Valley Homes	3
Design Homes of WI	5
Fairmont Homes	2
Four Seasons Housing	3
Franklin Homes	2
Fuqua Homes (MO)	3
Giles Industries	3
Hart Housing Group	2
Heritage Homes	5
Holly Park Homes	3
Indiana Building Systems	4
Liberty Homes	4
Modular One	4
New Castle Homes	1
Patriot Homes	4
Pinnacle Building Systems	3
Redman Homes	3
Ritz-Craft Corporation	5

Shamrock Homes	4
Stratford Homes	3
Summit Crest	4
Taylor Homes	3
Wardcraft Homes	5
Waverlee Homes	3
Wick Building Systems	3

**Montana Listings - Rating**

Barvista Homes	4
Chief Industries/BonnaVilla Homes	3
Custom Touch Homes	4
Fuqua Homes (OR)	3
Guerdon Enterprises	4
Irontown Homes	4
Karsten Company	2
Kit Homebuilders West	3
Laurel Creek Homes	3
Liberty Homes	4
Marlette Homes	3
Moduline International	4
Nashua Homes	3
Palm Harbor Homes	5
Patriot Homes	4
Silvercrest Western Homes	4
Stratford Homes	3
Summit Crest	4
Superior Homes	3
Superior Modular Systems	2
Wick Building Systems	3

**Nebraska Listings - Rating**

Barvista Homes	4
Chief Industries/BonnaVilla Homes	3
Commodore Homes of Indiana	3
Custom Touch Homes	4
Design Homes of WI	5
Dynamic Homes	4
Fuqua Homes (MO)	3
Hart Housing Group	2
Heritage Homes	5
Liberty Homes	4
Magnolia Homes	3
Northstar Homes	5
Patriot Homes	4
Stratford Homes	3
Superior Homes	3
Taylor Homes	3
Timber Creek Homes	5
Vantage Pointe Homes	3
Wardcraft Homes	5
Wick Building Systems	3

**Nevada Listings - Rating**

Britco Homes	3
Cavco	3
Chariot Eagle	3
Discovery Custom Homes	3
Fuqua Homes (OR)	3
Guerdon Enterprises	4
Irontown Homes	4
Karsten Company	2
Kit Homebuilders West	3
Laurel Creek Homes	3
Marlette Homes	3
Nashua Homes	3
Palm Harbor Homes	5
Silvercrest Western Homes	4
Summit Crest	4
Superior Modular Systems	2

**New Hampshire Listings - Rating**

Alouette Homes	4
Alternative Modular Homes	3
Apex Homes	5
AvisAmerica	4
Burlington Homes of Maine	2
Chelsea Modular Homes	5
Colony Factory Crafted Homes	3
Commodore Homes of Pennsylvania	3
Craftsbury Company	4
Crest Homes	4
CRM Inc.	3
Custom Building Systems	4
Customized Structures	4
DeLuxe Building Systems	4
Design Homes LLC of PA	4
Epoch Corporation	5
Excel Homes	5
Factory Direct Modular Homes	3
Fairmont Homes	2
GuildCrest Homes	4
Hallmark Homes	3
Haven Homes	5
Huntington Homes	5
KBS Building Systems	4
Liberty Homes	4
Manorwood Homes	4
MSI of PA	4
Muncy Homes	3
New England Homes	4
New Era Building Systems	4
Oxford Homes	3

Patriot Homes	4
Penn Lyon Homes Corporation	5
Pennwest Homes	4
Pleasant Valley Modular Homes	4
Pro-built Homes	4
RCM Modular	4
Ritz-Craft Corporation	5
Signature Building Systems	5
Simplex Industries	4
Sun Building Systems	3
Sunscape Homes	3
The Home Store	5
Westchester Modular Homes	5

**New Jersey Listings - Rating**

AvisAmerica	4
Chelsea Modular Homes	5
Colony Factory Crafted Homes	3
Commodore Homes of Pennsylvania	3
Craftsbury Company	4
Crest Homes	4
Custom Building Systems	4
DB Homes Inc.	5
DeLuxe Building Systems	4
Design Homes LLC of PA	4
Excel Homes	5
Factory Direct Modular Homes	3
Fleetwood Enterprises	3
Future Home Technology	4
Hallmark Homes	3
Haven Homes	5
Integrity Building Systems	5
Liberty Homes	4
Manorwood Homes	4
Modular Concepts LLC	3
MSI of PA	4
Muncy Homes	3
New Era Building Systems	4
North American Housing	4
Penn Lyon Homes Corporation	5
Pennwest Homes	4
Pleasant Valley Modular Homes	4
Pro-built Homes	4
Professional Building Systems	4
Ritz-Craft Corporation	5
Shamrock Homes	4
Simplex Industries	4
Structural Modulares	4
Sun Building Systems	3
Sunscape Homes	3

Virginia Homes Manufacturing	2	Patriot Homes	4
Westchester Modular Homes	5	Penn Lyon Homes Corporation	5
<b>New Mexico Listings - Rating</b>		Pennwest Homes	4
Barvista Homes	4	Pinecrest Modular Homes	3
Britco Homes	3	Pleasant Valley Modular Homes	4
Cavco	3	Pro-built Homes	4
Genesis Homes	2	Professional Building Systems	4
Irontown Homes	4	RCM Modular	4
Karsten Company	2	Ritz-Craft Corporation	5
Laurel Creek Homes	3	Shamrock Homes	4
Liberty Homes	4	Signature Building Systems	5
Modular Building Innovations	2	Simplex Industries	4
Northstar Homes	5	Sun Building Systems	3
Oak Creek Homes	3	Sunscape Homes	3
Palm Harbor Homes	5	The Home Store	5
Patriot Homes	4	Westchester Modular Homes	5
Silvercrest Western Homes	4	<b>North Carolina Listings - Rating</b>	
Solitaire Homes	3	All American Homes	5
<b>New York Listings - Rating</b>		Apex Homes	5
American Standard Building Systems	2	AvisAmerica	4
Apex Homes	5	Cardinal Homes	3
AvisAmerica	4	Carolina Building Solutions	4
Burlington Homes of Maine	2	Cavalier Homes	2
Chelsea Modular Homes	5	Chariot Eagle	3
Colony Factory Crafted Homes	3	Commodore Homes of Virginia	3
Commodore Homes of Pennsylvania	3	Crest Homes	4
Craftsbury Company	4	Crestline Homes	3
Crest Homes	4	Design Homes LLC of PA	4
Custom Building Systems	4	Discovery Custom Homes	3
DeLuxe Building Systems	4	Excel Homes	5
Design Homes LLC of PA	4	Factory Direct Modular Homes	3
Excel Homes	5	Franklin Homes	2
Factory Direct Modular Homes	3	Genesis Homes	2
Fairmont Homes	2	Giles Industries	3
Fleetwood Enterprises	3	Hallmark Homes	3
Future Home Technology	4	HandCrafted Homes	5
Genesis Homes	2	Haven Homes	5
GuildCrest Homes	4	Holmes Building Systems	3
Hallmark Homes	3	Horton Homes	2
Hart Housing Group	2	Manis Custom Builders	4
Haven Homes	5	Manorwood Homes	4
Huntington Homes	5	Mascot Homes	3
Integrity Building Systems	5	Mid-Atlantic Builders	2
Liberty Homes	4	Mod-U-Kraf Homes	4
Manorwood Homes	4	Modular One	4
Modular Concepts LLC	3	MSI of PA	4
MSI of PA	4	Nationwide Homes	5
Muncy Homes	3	New Era Building Systems	4
New Era Building Systems	4	North American Housing	4
		Oakwood Homes	3

Palm Harbor Homes	5
Parti	2
Precision Homes	3
Pro-built Homes	4
Professional Building Systems of NC	4
R-Anell Homes	5
Ritz-Craft Corporation	5
Schult Homes	3
Scotbilt Homes	2
Signature Building Systems	5
Simplex Industries	4
Virginia Homes Manufacturing	2

**North Dakota Listings - Rating**

Chief Industries/BonnaVilla Homes	3
Custom Touch Homes	4
Design Homes of WI	5
Dynamic Homes	4
Homark Company	3
Liberty Homes	4
Moduline International	4
Superior Homes	3
Wick Building Systems	3

**Ohio Listings - Rating**

All American Homes	5
Apex Homes	5
AvisAmerica	4
Benchmark Industries	3
Colony Factory Crafted Homes	3
Commodore Homes of Indiana	3
Commodore Homes of Pennsylvania	3
Crest Homes	4
Custom Building Systems	4
Design Homes LLC of PA	4
Discovery Custom Homes	3
Excel Homes	5
Fairmont Homes	2
Fleetwood Enterprises	3
Genesis Homes	2
Giles Industries	3
Hallmark Homes	3
Hart Housing Group	2
Haven Homes	5
Heckaman Homes	3
Holly Park Homes	3
Indiana Building Systems	4
Liberty Homes	4
Manorwood Homes	4
Manufactured Housing Enterprises	3
Mod-U-Kraf Homes	4

MSI of PA	4
Nationwide Homes	5
Palm Harbor Homes	5
Patriot Homes	4
Pennwest Homes	4
Pinnacle Building Systems	3
PreBesto Homes	3
Professional Building Systems of NC	4
Redman Homes	3
Ritz-Craft Corporation	5
Rochester Homes	4
Shamrock Homes	4
Skyline Homes	3
Structural Modulares	4
Unibilt Industries	4

**Oklahoma Listings - Rating**

All American Homes	5
Cappaert Homes	2
Deer Valley Homes	3
Discovery Custom Homes	3
Franklin Homes	2
Fuqua Homes (MO)	3
Giles Industries	3
Karsten Company	2
Liberty Homes	4
Oak Creek Homes	3
Palm Harbor Homes	5
Patriot Homes	4
Solitaire Homes	3
Taylor Homes	3
Waverlee Homes	3

**Oregon Listings - Rating**

Discovery Custom Homes	3
Fuqua Homes (OR)	3
Golden West Homes	3
Guerdon Enterprises	4
Homebuilders Northwest	3
Irontown Homes	4
Karsten Company	2
Kit Homebuilders West	3
Laurel Creek Homes	3
Liberty Homes	4
Marlette Homes	3
Moduline International	4
Nashua Homes	3
Palm Harbor Homes	5
Silvercrest Western Homes	4
Stratford Homes	3
Timberland Homes	3

TLC Modular Homes 5  
 Valley Quality Homes 4

**Pennsylvania Listings - Rating**

Apex Homes 5  
 Benchmark Industries 3  
 Chelsea Modular Homes 5  
 Colony Factory Crafted Homes 3  
 Commodore Homes of Pennsylvania 3  
 Crest Homes 4  
 Custom Building Systems 4  
 DB Homes Inc. 5  
 DeLuxe Building Systems 4  
 Design Homes LLC of PA 4  
 Discovery Custom Homes 3  
 Excel Homes 5  
 Factory Direct Modular Homes 3  
 Fairmont Homes 2  
 Fleetwood Enterprises 3  
 Foremost Industries Inc. 5  
 Four Seasons Housing 3  
 Future Home Technology 4  
 Genesis Homes 2  
 Grafton Homes 4  
 Hallmark Homes 3  
 Hart Housing Group 2  
 Haven Homes 5  
 Homes By Keystone 5  
 Integrity Building Systems 5  
 Kintner Modular Homes 3  
 Liberty Homes 4  
 Manorwood Homes 4  
 Mod-U-Kraf Homes 4  
 MSI of PA 4  
 Muncy Homes 3  
 Nationwide Homes 5  
 New Era Building Systems 4  
 North American Housing 4  
 Patriot Homes 4  
 Penn Lyon Homes Corporation 5  
 Pennwest Homes 4  
 Pine Grove Homes 2  
 Pleasant Valley Modular Homes 4  
 Pro-built Homes 4  
 Professional Building Systems 4  
 Ritz-Craft Corporation 5  
 Shamrock Homes 4  
 Signature Building Systems 5  
 Simplex Industries 4  
 Skyline Homes 3

Structural Modulares 4  
 Sun Building Systems 3  
 Sunscape Homes 3  
 Westchester Modular Homes 5

**Rhode Island Listings - Rating**

AvisAmerica 4  
 Burlington Homes of Maine 2  
 Chelsea Modular Homes 5  
 Colony Factory Crafted Homes 3  
 Commodore Homes of Pennsylvania 3  
 Connecticut Valley Homes 5  
 Craftsbury Company 4  
 Crest Homes 4  
 CRM Inc. 3  
 Custom Building Systems 4  
 Custom Modular Designs 4  
 Customized Structures 4  
 DeLuxe Building Systems 4  
 Design Homes LLC of PA 4  
 Epoch Corporation 5  
 Excel Homes 5  
 Factory Direct Modular Homes 3  
 Hallmark Homes 3  
 Haven Homes 5  
 Huntington Homes 5  
 Manorwood Homes 4  
 MSI of PA 4  
 Muncy Homes 3  
 New Era Building Systems 4  
 Penn Lyon Homes Corporation 5  
 Pennwest Homes 4  
 Pleasant Valley Modular Homes 4  
 Pro-built Homes 4  
 Ritz-Craft Corporation 5  
 Shamrock Homes 4  
 Simplex Industries 4  
 Sun Building Systems 3  
 Sunscape Homes 3  
 The Home Store 5  
 Westchester Modular Homes 5

**South Carolina Listings-Rating**

All American Homes 5  
 Apex Homes 5  
 Cardinal Homes 3  
 Carolina Building Solutions 4  
 Cavalier Homes 2  
 Commodore Homes of Virginia 3  
 Crest Homes 4  
 Crestline Homes 3

Discovery Custom Homes	3
Excel Homes	5
Franklin Homes	2
Genesis Homes	2
Giles Industries	3
Hallmark Homes	3
Haven Homes	5
Holmes Building Systems	3
Homes of Merit	2
Horton Homes	2
Manis Custom Builders	4
Mascot Homes	3
Mid-Atlantic Builders	2
Mod-U-Kraf Homes	4
Modular One	4
Nationwide Homes	5
New Era Building Systems	4
North American Housing	4
Oakwood Homes	3
Palm Harbor Homes	5
Parti	2
Precision Homes	3
Professional Building Systems of NC	4
R-Anell Homes	5
Ritz-Craft Corporation	5
Scotbilt Homes	2
Signature Building Systems	5
Simplex Industries	4
Virginia Homes Manufacturing	2
<b>South Dakota Listings - Rating</b>	
Chief Industries/BonnaVilla Homes	3
Custom Touch Homes	4
Design Homes of WI	5
Dynamic Homes	4
Fuqua Homes (MO)	3
Hart Housing Group	2
Heritage Homes	5
Homark Company	3
Magnolia Homes	3
Moduline International	4
Patriot Homes	4
Superior Homes	3
Wardcraft Homes	5
Wick Building Systems	3
Wisconsin Homes	5
<b>Tennessee Listings - Rating</b>	
AvisAmerica	4
Cappaert Homes	2
Carolina Building Solutions	4

Cavalier Homes	2
Clayton Homes	3
Commodore Homes of Indiana	3
Commodore Homes of Virginia	3
Contempri Industries	2
Crestline Homes	3
Deer Valley Homes	3
Discovery Custom Homes	3
Franklin Homes	2
Giles Industries	3
Hallmark Homes	3
Hart Housing Group	2
Horton Homes	2
Manis Custom Builders	4
Mascot Homes	3
Mid-Atlantic Builders	2
Mod-U-Kraf Homes	4
Modular One	4
Nationwide Homes	5
Parti	2
Patriot Homes	4
Professional Building Systems of NC	4
R-Anell Homes	5
Ritz-Craft Corporation	5
Waverlee Homes	3
<b>Texas Listings - Rating</b>	
Cappaert Homes	2
Centara Building Technologies	3
Coleman Homes	2
Discovery Custom Homes	3
Franklin Homes	2
Horton Homes	2
Karsten Company	2
Modular Building Innovations	2
Modular One	4
Oak Creek Homes	3
Palm Harbor Homes	5
Patriot Homes	4
Schult Homes	3
Solitaire Homes	3
Southern Energy Homes	4
Waverlee Homes	3
<b>Utah Listings - Rating</b>	
Barvista Homes	4
Britco Homes	3
Cavco	3
Fuqua Homes (OR)	3
Genesis Homes	2
Guerdon Enterprises	4

Irontown Homes	4
Karsten Company	2
Kit Homebuilders West	3
Laurel Creek Homes	3
Liberty Homes	4
Magnolia Homes	3
Marlette Homes	3
Modular Building Innovations	2
Nashua Homes	3
Northstar Homes	5
Silvercrest Western Homes	4
Summit Crest	4
Superior Modular Systems	2
Taylor Homes	3

**Vermont Listings - Rating**

Alouette Homes	4
Apex Homes	5
AvisAmerica	4
Burlington Homes of Maine	2
Colony Factory Crafted Homes	3
Commodore Homes of Pennsylvania	3
Craftsbury Company	4
Crest Homes	4
Custom Building Systems	4
Customized Structures	4
DeLuxe Building Systems	4
Design Homes LLC of PA	4
Epoch Corporation	5
Excel Homes	5
Factory Direct Modular Homes	3
Fairmont Homes	2
Fleetwood Enterprises	3
GuildCrest Homes	4
Hallmark Homes	3
Haven Homes	5
Huntington Homes	5
KBS Building Systems	4
Manorwood Homes	4
MSI of PA	4
Muncy Homes	3
New England Homes	4
New Era Building Systems	4
Oxford Homes	3
Patriot Homes	4
Penn Lyon Homes Corporation	5
Pennwest Homes	4
Pleasant Valley Modular Homes	4
Pro-built Homes	4
RCM Modular	4

Ritz-Craft Corporation	5
Signature Building Systems	5
Simplex Industries	4
Sun Building Systems	3
Sunscape Homes	3
Westchester Modular Homes	5

**Virginia Listings - Rating**

American Standard Building Systems	2
Apex Homes	5
AvisAmerica	4
Cardinal Homes	3
Carolina Building Solutions	4
Cavalier Homes	2
Chariot Eagle	3
Colony Factory Crafted Homes	3
Commodore Homes of Pennsylvania	3
Commodore Homes of Virginia	3
Craftsbury Company	4
Crest Homes	4
Crestline Homes	3
Custom Building Systems	4
DeLuxe Building Systems	4
Design Homes LLC of PA	4
Discovery Custom Homes	3
Excel Homes	5
Factory Direct Modular Homes	3
Foremost Industries Inc.	5
Genesis Homes	2
Giles Industries	3
Grafton Homes	4
Hallmark Homes	3
Haven Homes	5
Holmes Building Systems	3
Homes By Keystone	5
Horton Homes	2
Integrity Building Systems	5
Liberty Homes	4
Manis Custom Builders	4
Manorwood Homes	4
Mascot Homes	3
Mid-Atlantic Builders	2
Mod-U-Kraf Homes	4
Modular One	4
MSI of PA	4
Muncy Homes	3
Nationwide Homes	5
New Era Building Systems	4
North American Housing	4
Oakwood Homes	3

Palm Harbor Homes	5	Fairmont Homes	2
Patriot Homes	4	Fleetwood Enterprises	3
Penn Lyon Homes Corporation	5	Foremost Industries Inc.	5
Pleasant Valley Modular Homes	4	Giles Industries	3
Pro-built Homes	4	Grafton Homes	4
Professional Building Systems of NC	4	Hallmark Homes	3
R-Anell Homes	5	Haven Homes	5
Ritz-Craft Corporation	5	Homes By Keystone	5
Signature Building Systems	5	Horton Homes	2
Simplex Industries	4	Integrity Building Systems	5
Structural Modulares	4	Manorwood Homes	4
Sun Building Systems	3	Mascot Homes	3
Sunscape Homes	3	Mod-U-Kraf Homes	4
Virginia Homes Manufacturing	2	Modular One	4
<b>Washington Listings - Rating</b>		MSI of PA	4
Admiration Builders	4	Muncy Homes	3
Discovery Custom Homes	3	Nationwide Homes	5
Fuqua Homes (OR)	3	New Era Building Systems	4
Guerdon Enterprises	4	North American Housing	4
Homebuilders Northwest	3	Patriot Homes	4
Irontown Homes	4	Pennwest Homes	4
Karsten Company	2	Pleasant Valley Modular Homes	4
Kit Homebuilders West	3	Pro-built Homes	4
Laurel Creek Homes	3	R-Anell Homes	5
Liberty Homes	4	Ritz-Craft Corporation	5
Marlette Homes	3	Signature Building Systems	5
Moduline International	4	Simplex Industries	4
Nashua Homes	3	Structural Modulares	4
Palm Harbor Homes	5	Sun Building Systems	3
Silvercrest Western Homes	4	Sunscape Homes	3
Stratford Homes	3	Unibilt Industries	4
Timberland Homes	3	<b>Wisconsin Listings - Rating</b>	
TLC Modular Homes	5	Commodore Homes of Indiana	3
Valley Quality Homes	4	Contempri Industries	2
<b>West Virginia Listings - Rating</b>		Design Homes of WI	5
Admiration Builders	4	Dickinson Homes	4
Apex Homes	5	Dynamic Homes	4
AvisAmerica	4	Fairmont Homes	2
Cardinal Homes	3	Fleetwood Enterprises	3
Carolina Building Solutions	4	Fuqua Homes (MO)	3
Colony Factory Crafted Homes	3	Hart Housing Group	2
Commodore Homes of Pennsylvania	3	Holly Park Homes	3
Commodore Homes of Virginia	3	Homark Company	3
Crest Homes	4	Indiana Building Systems	4
Custom Building Systems	4	Liberty Homes	4
DeLuxe Building Systems	4	New Era Building Systems	4
Design Homes LLC of PA	4	Norse Homes	1
Excel Homes	5	Patriot Homes	4
Factory Direct Modular Homes	3	Pittsville Homes	3
		Ritz-Craft Corporation	5

Rochester Homes	4	Karsten Company	2
Shamrock Homes	4	Kit Homebuilders West	3
Stratford Homes	3	Liberty Homes	4
Superior Homes	3	Magnolia Homes	3
Terrace Homes	3	Marlette Homes	3
Wausau Homes	5	Modular Building Innovations	2
Wick Building Systems	3	Moduline International	4
Wisconsin Homes	5	Nashua Homes	3
<b>Wyoming Listings - Rating</b>		Northstar Homes	5
Barvista Homes	4	Patriot Homes	4
Chief Industries/BonnaVilla Homes	3	Silvercrest Western Homes	4
Custom Touch Homes	4	Stratford Homes	3
Four Seasons Housing	3	Summit Crest	4
Fuqua Homes (MO)	3	Superior Homes	3
Guerdon Enterprises	4	Superior Modular Systems	2
Hart Housing Group	2	Wardcraft Homes	5
Heritage Homes	5	Wick Building Systems	3
Irontown Homes	4		

### ***Detailed Company Reviews***

#### **Admiration Builders**

**Address:** 11333 CR 2, Middlebury, IN, 46540

**Phone:** 574-825-9999 **Fax:** 574-825-6716

**URL:** [www.admirationbuilders.com](http://www.admirationbuilders.com) **Email:** [ericp@admirationbuilders.com](mailto:ericp@admirationbuilders.com)

**Builders/Dealers located in:** IA, IL, IN, KY, MI, MO, OH, WI, WV

**Builder Network:** Over 50 builders **Home Styles:** Ranch, Cape Cod

**From their website:** "...Admiration Builders is proud to present our full line of innovative homes. With the largest homebuilding facility in the state of Indiana, we use modern construction techniques to deliver your new home on time and on budget. We invite you to explore our website or contact us to request one of our full-color design books. You will also find links to our network of independent builders..."

**Company Founded:** 1994 **Avg. Yearly Construction:** 100

**Floorplans:** Over 35 floor plans **Customization:** Fully customizable

**Avg. Price Range:** \$65-\$90 **Delivery Range:** 300 miles around Indiana

**Factory Location(s):** Middlebury, IN

**Warranty:** One year guarantee

**Comments:** Admiration Builders is a division of Four Season Housing. This is their higher end offering. It provides for greater customization and flexibility. It is a good option for mid range to upper scale homes. The builders that were interviewed spoke highly of this manufacturer when compared to others. Their

website is light with information and it is recommended that you contact a builder directly as that will probably be the fastest way to finding answers.

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### **Adrian Homes**

**Address:** P.O. Box 266, Adrian, GA, 31002

**Phone:** 478-668-3232 **Fax:** 478-668-4943

**URL:** [www.adrianhomesmfg.com](http://www.adrianhomesmfg.com) **Email:** [jadrian@pineland.net](mailto:jadrian@pineland.net)

**Builders/Dealers located in:** FL, GA, NC, SC

**Builder Network:** Over 35 dealers **Home Styles:** Ranch, Cape Cod, Multifamily

**From their website:** "...Since it's beginning, Adrian Homes has built schools, apartment buildings, daycare centers, office buildings, and residential homes for hundreds of satisfied customers. In 1999, Adrian Homes added premium HUD code homes to it's offering of factory built home..."

**Company Founded:** 1962 **Avg. Yearly Construction:** 100

**Floorplans:** Over 45 plans **Customization:** Only minor elements

**Avg. Price Range:** \$50 to \$70 **Delivery Range:** 400 miles from factory

**Factory Location(s):** Adrian, GA

**Warranty:** Standard one year warranty

**Comments:** Adrian Homes offers custom modular homes as well as manufactured (mobile) homes. They focus on single story residential homes but do have some two story home plans. Their modular homes are true off-frame units and not repurposed mobile homes. Unlike many other manufacturers their main focus is modular homes and their second focus are mobile homes. Their website has basic information and floorplans but is light on specific details.

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### **Advanced Systems Homes**

**Address:** 4631 South Santa Fe, Chanute, KS, 66720

**Toll Free:** 800-444-9652

**URL:** [advancedsystemshomes.com](http://advancedsystemshomes.com) **Email:** [info@advancedsystemshomes.com](mailto:info@advancedsystemshomes.com)

**Builders/Dealers located in:** KS, MO, OK

**Builder Network:** N/A **Home Styles:** Ranch

**From their website:** "...Advanced Systems Homes Inc. has been building homes for well over 26 years in the Kansas, Oklahoma, and Missouri areas. We have over 2500 satisfied customers that have enjoyed the comfort and affordability of a factory stick-built home over the years..."

**Company Founded:** 1981 **Avg. Yearly Construction:** 100-150

**Floorplans:** 23 plans **Customization:** Only minor elements

**Avg. Price Range:** \$60-\$80 **Delivery Range:** 120 miles from Chanute, Kansas

**Factory Location(s):** Chanute, KS

**Warranty:** 1-year warranty on workmanship

**Comments:** Advanced Systems Homes is a friendly company with a poor website. Their online contact form does not always work but they do provide an email address. Their homes are customizable which is good since their predesigned floorplans are not very impressive. This is not a good option for anyone looking for an upscale home. It is good that they focus on a small geographic area around their factory and do not overextend themselves.

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### **All American Homes, LLC.**

**Address:** 1418 S. 13th Street, Decatur, IN, 46733

**Phone:** 260-724-9171 **Toll Free:** 866-299-0680 **Fax:** 260-724-8987

**URL:** allamericanhomes.com **Email:** indianasales@allamericanhomes.com

**Builders/Dealers located in:** AL, AR, CO, FL, GA, IA, IL, IN, KS, KY, LA, MD, MI, MN, MO, MS, MT, NC, ND, NE, NM, NY, OH, OK, PA, SC, SD, TN, TX, UT, VA, WI, WV, WY

**Builder Network:** Over 300 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...All American Homes® has been building systems-built homes since 1970. We are one of the nation's largest manufacturers of quality systems-built homes with state-of-the-art production facilities in five states. We provide our homes through a network of over 300 independent builders in 30 states. ..."

**Company Founded:** 1970 **Avg. Yearly Construction:** 1500

**Floorplans:** Over 100 floorplans. **Customization:** Customization is allowed

**Avg. Price Range:** \$80 to \$120 **Delivery Range:** 300 miles from each plant

**Factory Location(s):** Decatur, IN; Dyersville, IA; Milliken, CO; Rutherfordton, NC; Zanesville, OH

**Warranty:** 10-year structural warranty

**Comments:** All American Homes is one of the larger modular homes providers. They offer good customizable modular homes that can match any style you like. Their predesigned modular home floorplans range from 900 to 3,000 square feet. They are a good option for anyone looking for a mid-level to upscale home. It is very helpful that their factories are spread across the nation to minimize delivery distance. All American Homes is part of a network of providers that offer custom home solutions. Their homes will not be mistaken for a mobile home. Their website is very good with a lot of information and they quickly respond to home buyer requests for their free informational dvd.

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### **Alouette Homes**

**Address:** 200 Rue DesAlouettes, St-Alphonse-de-Granby, QB, Canada, J0E2A0

**Phone:** 450-539-3100 **Fax:** 450-539-0335

**URL:** www.maisonlouette.com

**Builders/Dealers located in:** MA, ME, NH, VT

**Builder Network:** Less than 20 **Home Styles:** Ranch, Cape Cod

**From their website:** "...The construction of an Alouette home in an ideal factory setting allows the company to offer a product of exceptional quality. Customers are extremely satisfied with the quality of their new home, as well as with the friendly and reliable service they receive from the Alouette Team..."

**Company Founded:** 1971 **Avg. Yearly Construction:** 500-700

**Floorplans:** About 100 floorplans **Customization:** Customization is allowed

**Avg. Price Range:** \$70-\$100 **Delivery Range:** New Hampshire/Vermont area

**Factory Location(s):** Quebec, Canada

**Warranty:** One year construction warranty

**Comments:** Alouette Homes is a Canadian company that is an award winning modular home provider. The last seven years they have been a finalist or the winner for their regional title. They offer true modular homes and have several two story models that would look good in any neighborhood. Most of their floorplans are available online after you fill out a short form. They also have a photo gallery of completed homes. This family owned and operated company is a good option for entry-level to middle range home buyers. They also provide panelized homes but do not provide mobile homes. Their focus is on true modular homes and not repurposed mobile homes.

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### **Alternative Modular Homes**

**Address:** 470 Main Street-Routes 26 & 121, Oxford, ME, 04270

**Phone:** 207-539-4800

**URL:** [www.alternativemodularhome.com](http://www.alternativemodularhome.com)

**Builders/Dealers located in:** MA, ME, NH

**Builder Network:** None **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Modular homes are constructed in factories, marketed and serviced by builder/dealers, and installed by professionals all of whom are required to be licensed by the State of Maine Manufactured Housing Board. Each is required to provide warranties against substantial defects in materials and/or workmanship for a period of one year..."

**Company Founded:** 1985 **Avg. Yearly Construction:** 20

**Floorplans:** Over 100 floorplans. **Customization:** Fully customizable

**Avg. Price Range:** \$60 - \$90 **Delivery Range:** 150 miles around Oxford, ME

**Factory Location(s):** Pennsylvania

**Warranty:** 1 year warranty

**Comments:** They are a general contractor providing modular homes in Maine. They have relationships with several good quality modular manufacturers in Pennsylvania. This provides for better pricing but it is not encouraged for modular homes to be transported over 500 miles since this increases the wear and tear

on the modules and greatly lowers the cost savings with increased transportation costs. Their website and customer service both seem to be lacking. But if you are looking for a modular general contractor in Maine there are few with more experience than Alternative Modular Homes.

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**American Standard Building Systems, Inc** 

**Address:** 700 Commerce Court, Martinsville, VA, 24112

**Toll Free:** 800-888-4908 **Fax:** 276-638-3983

**URL:** ownerbuildersolutions.com **Email:** contact@ownerbuildersolutions.com

**Builders/Dealers located in:** NY, VA

**Builder Network:** Home buyer built **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...These days being your own home builder is easier than ever before. Owner Builder Solutions™ can help by taking the guess work out of the process; our systematic approach gives you a step-by-step guide to success. Our focus is on earning our clients real equity. In most cases home owners save at least 20% on the cost of building a new home, many save even more..."

**Company Founded:** 2002 **Avg. Yearly Construction:** 200-300

**Floorplans:** Over 50 floorplans. **Customization:** Fully customizable

**Avg. Price Range:** \$35-\$60 **Delivery Range:** Available for long distance

**Factory Location(s):** Martinsville, VA

**Warranty:** Standard one year warranty

**Comments:** They provide quality modular homes but they are not recommended since almost all home owners are not experienced enough to finish their modular home construction. Also most mortgage companies do not allow you to build your own home. For the 20% cost savings it is not worth it. You should hire a home building contractor to do the work for you. It is recommended that you reconsider the other modular manufacturers. Building a home is not something you should ever take a risk with.

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**Apex Homes, Inc.** 

**Address:** 7172 Route 522, Middleburg, PA, 17842

**Phone:** 570-837-2333 **Toll Free:** 800-326-9524 **Fax:** 570-837-2346

**URL:** www.apexhomesinc.com **Email:** dhartman@apexhomes.net

**Builders/Dealers located in:** CT, DE, MA, MD, ME, MI, NC, NH, NJ, NY, OH, PA, RI, SC, VA, VT, WV

**Builder Network:** Over 150 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Custom Apex modular housing represent both cutting-edge technology and time-tested craftsmanship. Apex prefabricated homes are assembled in a controlled environment, with no chance of poor weather or late materials hindering the construction of your ..."

**Company Founded:** 1989 **Avg. Yearly Construction:** 700  
**Floorplans:** Over 85 floorplans **Customization:** Complete design flexibility  
**Avg. Price Range:** \$45-\$75 **Delivery Range:** Eastern United States  
**Factory Location(s):** Middleburg, Pennsylvania; Richland, GA  
**Warranty:** Standard one year warranty

**Comments:** Apex Homes uses Systems Built technology to take the efficiency from manufactured homes to produce stick-built quality homes. They are a producer of off-frame modular homes which can match traditional stick-built homes. They sent a very informative and thick package of information from Apex Homes one week after filling out their online form. Their website is good and includes actual floorplans for you to review as well as their specific building specifications. They are a good overall option for home buyers and have a long standing reputation.

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### **AvisAmerica**

**Address:** PO Box 420, Avis, PA, 17721  
**Toll Free:** 800-233-3052  
**URL:** [www.avisamerica.com](http://www.avisamerica.com)

**Builders/Dealers located in:** CT, DE, KY, MA, MD, MI, NC, NH, NJ, NY, OH, RI, TN, VA, VT, WV

**Builder Network:** Over 90 builders **Home Styles:** Ranch, Colonial, Cape Cod  
**From their website:** "...The Avis Advantage starts with the best built customized homes. It continues with a network of independent Avis Builders in your community who will work with you to create the perfect home for your lifestyle. AvisAmerica, now the largest modular home manufacturer on the east coast, is the industry pacesetter, earning national recognition for building excellence since 1983..."

**Company Founded:** 1983 **Avg. Yearly Construction:** 400-500  
**Floorplans:** Over 55 home designs **Customization:** Fully customizable  
**Avg. Price Range:** \$45-\$60 **Delivery Range:** Northeast & Mid-Atlantic USA  
**Factory Location(s):** Avis, PA

**Comments:** Avis America is a good option offering custom designed modular homes that will match any site built home. Their website is easy to navigate and has general information along with online floorplans of their standard homes which range up to 3600 sq ft. Their website does lack specific construction details and does not have online brochures. There was some trouble trying to request more information from their website. This is surprising because they do have a good reputation in the industry for good quality construction and holding their builder network to a higher standard. Despite this issue they are still recommended as an above average new home provider.

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## **Barvista Homes**

**Address:** 390 Mountain View Rd., Johnstown, CO, 80534

**Phone:** 970-532-4257 **Fax:** 970-532-4328

**URL:** [www.barvistahomes.com](http://www.barvistahomes.com)

**Builders/Dealers located in:** AZ, CA, CO, ID, KS, MT, NE, NM, NV, UT, WY

**Builder Network:** Around 25 builders **Home Styles:** Ranch, Cape Cod

**From their website:** "...At Barvista Homes, we're committed to exceeding the quality and design standards of constructing a home on-site. Each section of your home is constructed in a controlled environment using the highest quality materials exceeding industry standards. You avoid the hassles, seasonality and sometimes poor quality that comes from building your home on site exposed to the elements..."

**Company Founded:** 2002 **Avg. Yearly Construction:** 200-300

**Floorplans:** Over 55 home designs **Customization:** Limited customization

**Avg. Price Range:** \$80-\$100 **Delivery Range:** 500 miles from each Colorado

**Factory Location(s):** Johnstown, CO

**Warranty:** One year limited warranty, Seven year structural warranty

**Comments:** Barvista Homes is a good provider of off-frame modular homes that will appear just like traditional stick-built homes. They have a good amount of experience with larger construction developments and provide a showcase of them on their site. Their website is user friendly and has basic information as well as their floorplans and real photos of finished modular homes. Their largest standard home is 3200 square feet. Their focus is divided between single family homes and large housing developments. They are good provider for high quality and attractive modular homes.

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## **Britco Homes**

**Address:** PO Box 298, Milner, BC, Canada, V0X 1T0

**Phone:** 604-888-2000 **Fax:** 604-888-2086

**URL:** [www.britco.com](http://www.britco.com) **Email:** [rplewes@britco.com](mailto:rplewes@britco.com)

**Builders/Dealers located in:** AZ, CA, CO, ID, NM, NV, OR, UT, WA

**Builder Network:** N/A **Home Styles:** Multifamily

**From their website:** "...As a proven leader in factory manufactured modular buildings, Britco has been responding to the needs of our clients, providing innovative building ideas and energy-efficient construction since 1977. Britco has the experience, the proven design capability, the manufacturing capacity and the greatest variety of completed projects in the Pacific Northwest..."

**Company Founded:** 1977 **Avg. Yearly Construction:** 100-200

**Floorplans:** Unavailable **Customization:** Limited options

**Avg. Price Range:** N/A **Delivery Range:** N/A

**Factory Location(s):** Agassiz, BC Canada; Penticton, BC, Canada

**Comments:** Britco is currently not accepting any single home orders to concentrate on their commercial business. They provide good modular building solutions for larger projects like offices, schools, housing developments, hotels and restaurants. They are not focused on single family modular homes. They are experienced with long distance projects and using modular technology for very large projects including upscale hotels. Unless you are looking for a community sized project you probably will not be best served with Britco. Their website does have a lot of information for commercial projects.

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### **Burlington Homes of Maine**

**Address:** 620 Main Street, Oxford, ME, 04270

**Phone:** 207-539-4406 **Toll Free:** 800-255-5218 **Fax:** 207-539-2900

**URL:** [www.burlingtonhomes.com](http://www.burlingtonhomes.com) **Email:** [info@burlingtonhomes.com](mailto:info@burlingtonhomes.com)

**Builders/Dealers located in:** CT, MA, ME, NH, NY, RI, VT

**Builder Network:** 34 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...If you are looking for an investment in the future, if quality, energy efficient housing appeals to you, if you want the style and economy of New England living, you'll want to take a closer look at Burlington Homes of Maine..."

**Company Founded:** 1980 **Avg. Yearly Construction:** 170

**Floorplans:** 43 floorplans **Customization:** Full customization

**Avg. Price Range:** \$45-\$65 **Delivery Range:** Northeast USA

**Factory Location(s):** Oxford, ME

**Warranty:** One year basic warranty

**Comments:** Burlington Homes of Maine is a below average option for modular home buyers. Their main focus is on manufactured mobile homes. They do not have a strong modular home option. This is not to say they are a bad home provider as their manufactured homes are good quality. They are just not a good modular home provider. Burlington Homes places towards the bottom of this list for modular homes. Their website has floorplans and photos of their completed homes so you can judge for yourself if their homes are the style you are looking for. They are a smaller operation which helps them keep a closer eye on your home when it is being built.

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### **Cappaert Manufactured Housing**

**Address:** PO Box 820567, Vicksburg, MS, 39182-0567

**Phone:** 601-636-5401 **Fax:** 601-636-0070

**URL:** [www.cappaerthousing.com](http://www.cappaerthousing.com)

**Builders/Dealers located in:** AL, AR, FL, LA, MO, MS, OK, TN, TX

**Builder Network:** Over 20 retailers **Home Styles:** Manufactured Home  
**From their website:** "...Homes are fully approved for FHA and VA mobile home financing. Homes are built to meet or exceed the Federal Mobile Home Construction and Safety Standards, as set within the National Mobile Home Construction and Safety Standards acts of 1974 (Title VI). As it was the time of manufacture a data plate is affixed to each home that indicates the structural loading and climactic zones for which the home is designed and constructed..."  
**Company Founded:** 1987 **Avg. Yearly Construction:** N/A  
**Floorplans:** 51 mobile models **Customization:** No significant customization  
**Avg. Price Range:** \$45-\$60 **Delivery Range:** Gulf Coast Area  
**Factory Location(s):** Vicksburg, MS

**Comments:** Cappaert Homes does not focus on modular homes. They are a manufactured mobile home provider. They seem to focus on the entry level market with simple floorplans. They also focus on affordability and do a good job providing a sound home at a good price. If you have limited finances this might be your way into a home. They are not recommended for upper scale home buyers.

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## **Cardinal Homes**

**Address:** 525 Barnesville Highway, Wylliesburg, VA, 23976  
**Phone:** 434-735-8111 **Fax:** 434-735-8824  
**URL:** [www.cardinalhomes.com](http://www.cardinalhomes.com) **Email:** [Cardinal@CardinalHomes.com](mailto:Cardinal@CardinalHomes.com)

**Builders/Dealers located in:** NC, SC, VA, WV  
**Builder Network:** About 60 **Home Styles:** Ranch, Colonial, Cape Cod  
**From their website:** "...A modular home builder in Virginia VA, Cardinal Homes Inc. builds advanced and stylish modular houses. Cardinal Homes, Inc. has many years of experience, ensuring your modular home plan is designed with the utmost care, craftsmanship and, most importantly, with you in mind. Cardinal's new modular homes can be modified and built effortlessly to accommodate loved ones who may be handicapped. ..."  
**Company Founded:** 1970 **Avg. Yearly Construction:** 200-300  
**Floorplans:** About 120 **Customization:** Full customization  
**Avg. Price Range:** \$65-\$110 **Delivery Range:** Mid Atlantic  
**Factory Location(s):** Wylliesburg, VA  
**Warranty:** Manufacturers warranty and additional warranty available

**Comments:** Cardinal Homes is an average provider of modular homes. Their designs are good for people looking at the low end to the middle of the new home market. Their website has general information and several floorplans but it is not very easy to navigate or to read the small print. Their homes do come with nice standard features but so do most other modular home manufacturers. Cardinal homes is a good but unremarkable and unmemorable builder.

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## **Carolina Building Solutions**

**Address:** P.O. Box 3339, Salisbury, NC, 28145

**Toll Free:** 800-749-5203 **Fax:** 704-633-5282

**URL:** [www.cbsmods.com](http://www.cbsmods.com)

**Builders/Dealers located in:** GA, MD, NC, SC, TN, VA, WV

**Builder Network:** About 20 **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Carolina Building Solutions is an established and innovative design leader in the home building industry. Our experienced and knowledgeable CBS team is dedicated to our company wide goal - to provide high quality and stylish homes through today's most innovative homebuilding systems..."

**Company Founded:** 2005 **Avg. Yearly Construction:** 100-200

**Floorplans:** Over 170 plans **Customization:** Limited options

**Avg. Price Range:** \$60-\$75 **Delivery Range:** 300 miles from factory

**Factory Location(s):** Salisbury, NC

**Warranty:** One-year structural warranty, extended 10-year warranty program

**Comments:** Carolina Building Solutions is an above average modular home provider. Their designs are varied and attractive. These homes will work well for any new middle class home buyer. Their homes are not best for upscale clients although they do have several floorplans for homes with 2900 square feet which is the largest size they build. Their website displays pictures and floorplans so you can review them and make your own decision. They also have a good slideshow presentation that fully explains from start to move in day of the modular home process. Their customer service seems to not be very responsive.

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## **Cavalier Homes**

**Address:** PO Box 300, Addison, AL, 35540

**Phone:** 256-747-1575

**URL:** [www.cavalierhomebuilders.com](http://www.cavalierhomebuilders.com)

**Builders/Dealers located in:** AL, GA, MS, NC, SC, TN, VA

**Builder Network:** About 100 **Home Styles:** Manufactured Home

**From their website:** "...Every Cavalier home passes a 12-point inspection before it ever leaves the factory, ensuring that it is weather tight, properly trimmed, and outfitted the way you want it. We check all mechanical and electrical systems, cabinets and doors, chimneys, vents, and flues..."

**Company Founded:** 1984 **Avg. Yearly Construction:** 300-400

**Floorplans:** Over 50 floorplans. **Customization:** No significant customization

**Avg. Price Range:** \$40-\$60 **Delivery Range:** Southeast US

**Factory Location(s):** Addison, AL; Hamilton, AL; Millen, GA; Nashville, NC

**Warranty:** One-year structural warranty

**Comments:** Cavalier Homes mostly builds manufactured mobile homes. With seven factories they produce homes targeted towards the low to mid range market in the Southern states. It is part of a large home building corporation that includes Astro Homes, Bellcrest Homes, Brigadier Homes, Buccaneer Homes, Homestead Homes, Spirit Homes Riverchase Homes Mansion Homes and Town & Country Homes. They tend to focus on the lower end of the market and produce many mobile homes. They are not the strongest modular producer in their region. Many of the floorplans appear to be glorified mobile homes that would not blend in very well in most communities. Their website is very simple to use since it has very little information.

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**Cavco Industries Inc.** 

**Address:** 1001 N. Central Ave. Suite 800, Phoenix, AZ, 85004

**Phone:** 602-256-6263

**URL:** [www.cavco.com](http://www.cavco.com)

**Builders/Dealers located in:** AZ, CA, CO, NM, NV, UT

**Builder Network:** About 300 retailers **Home Styles:** Ranch, Colonial, Multifamily

**From their website:** "...Welcome to Cavco Industries, a Leader in Manufactured Housing. We offer a variety of products including Manufactured Homes, Park Model Homes, Camping Cabins and Commercial Buildings. With Cavco you're sure to find what you're looking for. Cavco's focus is on quality and service. With fine craftsmanship and prime materials, your home is built to last. And with nearly forty years of business history, you can be sure that Cavco will be with you after your home purchase..."

**Company Founded:** 1995 **Avg. Yearly Construction:** Over 2000

**Floorplans:** Over 100 floorplans. **Customization:** No significant customization

**Avg. Price Range:** \$35 to \$60 **Delivery Range:** Southwest US

**Factory Location(s):** Arizona, New Mexico and Texas

**Warranty:** One-year structural warranty

**Comments:** Cavco focuses on manufactured mobile homes and is one of the bigger suppliers for mobile homes. Their modular home selection is very limited They are focused more on quantity and less on quality which is probably why their modular options are limited. They are probably not a good option for you. I would suggest that you look at other manufacturers that have their primary focus on modular homes and not as a secondary offering.

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**Centara Building Technologies** 

**Address:** 9601 Industrial Drive, Navasota, TX, 77868

**Phone:** 936-825-2533 **Fax:** 936-825-2560

**URL:** [www.centarabt.com](http://www.centarabt.com)

**Builders/Dealers located in:** TX

**Builder Network:** N/A **Home Styles:** Ranch

**From their website:** "...At Centara we are dedicated to quality craftsmanship and attention to every detail. We're building for clients in a broad array of markets and industry categories including banking, convenience stores, fast food, medical facilities, residential and commercial modular, retail shopping, country cottages and other unique types of projects. Centara is a licensed GroundFORCE Building..."

**Company Founded:** 2005 **Avg. Yearly Construction:** 200-300

**Floorplans:** Unavailable **Customization:** Limited options

**Avg. Price Range:** \$60-\$80 **Delivery Range:** 450 miles from factory

**Factory Location(s):** Navasota, Texas

**Comments:** Centara Building Technologies divides their focus between commercial modular buildings and modular housing. They provide acceptable homes but their homes lack when compared to other high end modular home providers. They are recommended for commercial structures as they have developed some very innovative techniques including moving concrete bases. Modular home buyers will be better served else where. It is also very frustrating with the limited information on their website and the difficulty in contacting them for more information.

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## **Champion Enterprises**

**Address:** 2701 Cambridge Ct., Auburn Hills, MI, 48326

**Phone:** 248-340-9090

**URL:** [www.championhomes.net](http://www.championhomes.net)

**Builders/Dealers located in:** MI

**Builder Network:** Over 500 **Home Styles:** Colonial

**From their website:** "...Champion has the Manufactured and Modular Homes you want and a nationwide network of retailers to help you select and personalize a home you can call your own. Browse through over 2000 homes and find a sales center in your area..."

**Company Founded:** 1953 **Avg. Yearly Construction:** Over 5000

**Floorplans:** Over 500 floorplans **Customization:** Full custom options

**Avg. Price Range:** \$45-\$80 **Delivery Range:** Nationwide

**Factory Location(s):** Nationwide

**Warranty:** Depends on model

**Comments:** Champion Homes is one of the biggest players in the modular home market. They started in 1953 and have been very successful building over 1.7 million homes. From this success they expanded and acquired many other modular home providers. Their network includes these divisions Redman, Moduline, Summit Crest, Silvercrest, Atlantic, Titan, Fortune, Commander, Dutch, Gateway, Advantage Homes, Homes of Merit, New Era, Carolina Building

Solutions, New Image, Highland Manufacturing, North American Housing and Champion Homebuilders. The original Champion Home product line is not a favorite but you will find a good match with one of their many other product lines. If you are interested in a Champion Home you should contact a division directly for faster customer service.

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### **Chariot Eagle**

**Address:** 8100 W Buckeye Road, Phoenix, AZ, 85043

**Phone:** 623-936-7545 **Fax:** 623-936-7012

**URL:** [www.charioteaglewest.com](http://www.charioteaglewest.com) **Email:** [terrydavidson@charioteaglewest.com](mailto:terrydavidson@charioteaglewest.com)

**Builders/Dealers located in:** AL, AZ, CA, CO, FL, GA, ID, IN, ME, NC, NV, VA

**Builder Network:** About 100 retailers **Home Styles:** Manufactured Home

**From their website:** "...Chariot Eagle is one of the top producers of holiday park homes in the USA and in North America. Starting in 1984, with just five employees, in a leased 10,000 square foot facility, the company has expanded on four different occasions ... Statistics show that Chariot has ranked 1st or 2nd in USA 12' wide park model sales since 1989..."

**Company Founded:** 1984 **Avg. Yearly Construction:** 100-200

**Floorplans:** Over 25 home designs **Customization:** Limited options

**Avg. Price Range:** \$40-\$60 **Delivery Range:** 450 miles from factories

**Factory Location(s):** Ocala, FL; Phoenix, AZ

**Warranty:** One year limited warranty

**Comments:** Chariot Eagle builds manufactured mobile homes and economical modular housing. They are a good choice for vacation homes or seniors looking to downsize to a smaller retirement home. They provide decent quality work for the lower end modular market. If you are looking for a primary home to raise a family, then Chariot Eagle is probably not the best match for you. They are a good choice for people looking for economical living.

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### **Chelsea Modular Homes**

**Address:** 1 Riverview Dr, Marlboro, NY, 12542-5311

**Phone:** 845-236-3311

**URL:** [www.chelseamodular.com](http://www.chelseamodular.com) **Email:** [info@chelseamodular.com](mailto:info@chelseamodular.com)

**Builders/Dealers located in:** CT, MA, ME, NH, NJ, NY, PA, RI

**Builder Network:** Around 25 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...With a vast selection of styles and sizes, Chelsea Modular Homes, Inc. can help you build your dream home — a home that is as original and as individual as you are. Spark your imagination from our extensive plan book, customize your own plan getting ideas from our existing floor plans, or bring us your own plans or sketches. You can browse our "Virtual Plan Book" ..."

**Company Founded:** 1985 **Avg. Yearly Construction:** 100-200  
**Floorplans:** Over 100 home designs **Customization:** Full custom options  
**Avg. Price Range:** \$60-\$80 **Delivery Range:** 500 miles from factories  
**Factory Location(s):** Marlboro, NY  
**Warranty:** One year limited warranty

**Comments:** Chelsea Modular Homes provides mid-range to upper scale modular homes. These homes are very impressive and suitable for very selective home buyers. Their prices are higher than other providers but that is because their standard package is better than others. They have made several improvements and upgrades to be part of their standard package. They are a very good choice for their area.

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### **Chief Industries/BonnaVilla Homes**

**Address:** PO Box 127, 111 Grant Street, Aurora, NE, 68818-0127  
**Phone:** 402-694-5250 **Fax:** 402-694-5873  
**URL:** [www.bonnavilla.chiefind.com](http://www.bonnavilla.chiefind.com) **Email:** [housing@chiefind.com](mailto:housing@chiefind.com)

**Builders/Dealers located in:** CO, IA, KS, MO, MT, ND, NE, SD, WY

**Builder Network:** N/A **Home Styles:** Ranch

**From their website:** "...The BonnaVilla has long been recognized as a "luxury" home in the manufactured and modular home industry. This series of homes incorporates beautiful design, quality materials, and close attention to details. The BonnaVilla is available in Single Section and Double Section (Built to HUD and IRC Codes..."

**Company Founded:** 1970 **Avg. Yearly Construction:** 300-400  
**Floorplans:** 50 standard floorplans **Customization:** Limited options  
**Avg. Price Range:** \$40-\$60 **Delivery Range:** Midwest  
**Factory Location(s):** Aurora, NE  
**Warranty:** One-year structural warranty

**Comments:** BonnaVilla Homes which is part of Chief Industries builds good quality homes but their focus is on manufactured mobile homes and their modular selection suffers from this. Most of their "modular homes" are simply multiple manufactured homes placed together and will not blend in well with stick-built homes. That being said their construction is above average quality. Their website has good information and a 20 page online brochure with many photos. This would be a good option for the lower end of the marketplace or for those not worried about blending in with stick-built homes.

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### **Clayton Homes**

**Address:** 5000 Clayton Rd., Maryville, TN, 37804  
**Phone:** 865-380-3000

**URL:** [www.clayton.net](http://www.clayton.net)

**Builders/Dealers located in:** TN

**Builder Network:** Over 500 **Home Styles:** Ranch, Cape Cod

**From their website:** "...Clayton has built homes since 1934 and was voted manufacturer of the year for a sixth consecutive year by peers in the industry, and won three prestigious Retail Sales Center of the Year awards..."

**Company Founded:** 1934 **Avg. Yearly Construction:** Over 5000

**Floorplans:** Over 100 home designs **Customization:** Limited options

**Avg. Price Range:** \$50-\$80 **Delivery Range:** Countrywide

**Factory Location(s):** Countrywide

**Comments:** Clayton Homes is a very large provider of modular homes and manufactured mobile homes. Their mobile homes are available throughout the country. They also build communities consisting entirely of manufactured housing. They do a good job with their communities but home buyers should be careful that they are not moving into a community that may have a stigma of "lower value" associated with it. Clayton does have a reputation for above average work but the public still can be resistant to communities of manufactured housing. Especially since Clayton focuses on the entry level home market. Their website has a lot of information to help you decide if they are a good match for you.

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## **Coleman Homes**

**Address:** 2202 E. Scyene Rd., Mesquite, TX, 75181

**Phone:** 972-733-4740

**URL:** [www.colemanhomes.net](http://www.colemanhomes.net)

**Builders/Dealers located in:** TX

**Builder Network:** N/A **Home Styles:** Ranch, Colonial

**From their website:** "...Energy efficiency is a primary part of the Coleman Homes building process. The very design of our homes are a testament to our commitment of energy savings. From the air conditioning with programmable thermostats to the water heater to the insulation and many other energy saving features built into your home, you will know that we are serious about saving you money..."

**Company Founded:** 2005 **Avg. Yearly Construction:** 50-100

**Floorplans:** Less than 20 **Customization:** Limited options

**Avg. Price Range:** \$60-\$85 **Delivery Range:** Around Dallas, TX

**Factory Location(s):** Mesquite, TX

**Warranty:** One year limited warranty

**Comments:** Coleman Homes is frustrating with their limited focus. It focuses on the Texas marketplace and building homes in specific communities. If your situation matches their very limited offering than that is great. But if you are like most other shoppers you will probably not be happy. When builders were

interviewed about Coleman Homes it was hard to find positive comments. Their website has a very weak amount of information. If you are looking for options and picking your own building location this is not the home provider for you.

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### **Colony Factory Crafted Homes**

**Address:** PO Box 310, Shippenville, PA, 16254

**Phone:** 814-226-9590

**URL:** [www.commodorehomes.com](http://www.commodorehomes.com) **Email:** [info@colony-homes.com](mailto:info@colony-homes.com)

**Builders/Dealers located in:** CT, DE, MA, MD, ME, NH, NJ, NY, OH, PA, RI, VA, VT, WV

**Builder Network:** Over 70 **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Built for the discriminating home buyer, Colony Homes are well-known for their extensive eye appeal. A stable workforce and a commitment to quality are among the many strengths which allow Colony to provide a superior manufactured home. Colony offers single-section and multi-section manufactured and modular homes with vinyl and/or drywall interiors in a wide range of affordability..."

**Company Founded:** 1987 **Avg. Yearly Construction:** 200-300

**Floorplans:** Over 80 home designs **Customization:** Limited options

**Avg. Price Range:** \$50-\$75 **Delivery Range:** Northeast USA

**Factory Location(s):** Shippenville, PA

**Warranty:** One year of coverage on workmanship. Ten years coverage on structural components.

**Comments:** Colony Homes is a great provider of manufactured mobile homes. They also have many modular home designs but these homes are more similar to mobile homes than traditional stick-built homes. This is a good option for the entry level home buyer. If you are looking for an upscale multi-story home you should probably look elsewhere. Their website includes a gallery of floorplans and photos.

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### **Commander Homes**

**Address:** 308 Sheridan Dr, Topeka, IN, 46571

**Phone:** 260-593-2970

**URL:** [www.commanderhousing.com](http://www.commanderhousing.com) **Email:** [info@commanderhousing.com](mailto:info@commanderhousing.com)

**Builders/Dealers located in:** IL, IN

**Builder Network:** About 20 **Home Styles:** Manufactured Home

**From their website:** "...Commander Housing is located in Topeka, Indiana. This Amish community is home to some of the finest craftsmen in the world. Their dedication and work ethic helps to provide a solid foundation for factory built homes. The first homes were built in 1965, allowing this complex to grow with the

market demands..."

**Company Founded:** 1965 **Avg. Yearly Construction:** 100-200  
**Floorplans:** 30 standard floorplans **Customization:** Limited options  
**Avg. Price Range:** \$50-\$75 **Delivery Range:** 300 miles from factory  
**Factory Location(s):** Topeka, IN  
**Warranty:** One year limited warranty

**Comments:** Commander Home divides their focus between modular homes and manufactured mobile homes. If you are looking for a cheap mobile home then Commander Home might be a good match but if you are looking for a quality modular home that will blend in well with traditional stick-built homes you should look at another modular home provider. They seem to offer too little in a market with many other modular options. Their website does contain floorplans of their models but that is about all you will find.

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### **Commodore Homes of Indiana**

**Address:** 1902 Century Drive, Goshen, IN, 46526  
**Phone:** 574-534-3067  
**URL:** commodorehomes.com **Email:** info\_indiana@commodorehomes.com

**Builders/Dealers located in:** IA, IL, IN, KS, KY, MI, MO, NE, OH, TN, WI  
**Builder Network:** Over 50 **Home Styles:** Ranch, Colonial, Cape Cod  
**From their website:** "...Commodore Homes of Indiana is a major producer of system-built homes in the Midwest United States. Well known for our innovative designs, superior construction, and outstanding service and support, Commodore Homes of Indiana also specializes in custom floor plans. Combining eye-catching curb appeal with a broad set of options allows homeowners to create a home uniquely their own. ..."

**Company Founded:** 1952 **Avg. Yearly Construction:** 200-300  
**Floorplans:** About 60 floorplans **Customization:** Limited options  
**Avg. Price Range:** \$50-\$85 **Delivery Range:** Midwest USA  
**Factory Location(s):** Goshen, IN  
**Warranty:** 10 year limited structural warranty

**Comments:** Commodore Homes is a large provider of modular homes. They have several divisions to serve most of the United States. Their quality is above average and the homes appearance will nicely blend into any neighborhood. They also provide manufactured HUD homes which are not as good as their modular homes. When reviewing their online floorplans make sure you are looking at their higher quality modular selection. They cost more than the HUD homes but the extra quality is worth it.

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## **Commodore Homes of Pennsylvania**

**Address:** PO Box 349, Clarion, PA, 16254

**Phone:** 814-226-9210

**URL:** [www.commodorehomes.com](http://www.commodorehomes.com) **Email:** [info\\_pa@commodorehomes.com](mailto:info_pa@commodorehomes.com)

**Builders/Dealers located in:** CT, DE, MA, MD, ME, NH, NJ, NY, OH, PA, RI, VA, VT, WV

**Builder Network:** Over 60 **Home Styles:** Ranch, Cape Cod

**From their website:** "...Commodore's commitment to the homeowner, the retailer, and their own employees ensures a high end quality product that makes every buyer proud to "Come home to Commodore." Commodore is one of the largest and oldest producers of homes serving the Northeast United States. Commodore Homes is a division of The Commodore Corporation, an industry leader in the manufactured housing and modular home business since 1952. .."

**Company Founded:** 1952 **Avg. Yearly Construction:** 200-300

**Floorplans:** 68 standard floorplans **Customization:** Full custom options

**Avg. Price Range:** \$50-\$85 **Delivery Range:** Northeast USA

**Factory Location(s):** Clarion, PA

**Warranty:** One year limited warranty

**Comments:** This division of Commodore Homes serves the Northeast. Their Colony Homes division also serves the Northeast. This is a good provider of modular homes for the average home buyer. It is good quality work, with nice appearance that will blend into any neighborhood of traditional stick-built homes. Commodore Homes also provides mobile homes which generally do not blend well in Northeastern neighborhoods.

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## **Commodore Homes of Virginia**

**Address:** 525 Kentuck Road, Nanville, VA, 24540

**Phone:** 434-793-8811

**URL:** [commodorehomes.com](http://commodorehomes.com) **Email:** [info\\_virginia@commodorehomes.com](mailto:info_virginia@commodorehomes.com)

**Builders/Dealers located in:** NC, SC, TN, VA, WV

**Builder Network:** Over 80 **Home Styles:** Ranch, Cape Cod

**From their website:** "...Being one of the oldest system-built plants in the Southeast, our experience and quality presents a very high standard. Our Corporate design team insures that the available home plans are some of the most innovative in the marketplace. Our strength as a company is transferred to you, the homeowner, so that you receive the best value for your hard earned dollar. .."

**Company Founded:** 1952 **Avg. Yearly Construction:** 200-300

**Floorplans:** 70 standard floorplans **Customization:** Limited options

**Avg. Price Range:** \$50-\$85 **Delivery Range:** Mid Atlantic USA

**Factory Location(s):** Nanville, VA

**Warranty:** One-year structural warranty, extended 10-year warranty program

**Comments:** This Mid Atlantic division of Commodore Homes provides manufactured mobile homes and modular homes. The quality of work for both lines is good. They are a safe choice for most home buyers. They can't build a mansion but they do a good job providing homes for entry level and middle class home buyers.

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**Connecticut Valley Homes** 

**Address:** 128 Boston Post Road, East Lyme, CT, 06333

**Phone:** 860-739-6913

**URL:** [www.ctvalleyhomes.com](http://www.ctvalleyhomes.com)

**Builders/Dealers located in:** CT, RI

**Builder Network:** N/A **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "... The fastest, easiest and most enjoyable way to build the large or small custom home you want. ... Our homes are a better value. We build to higher specifications and include more as standard: Anderson windows, 2X6 walls, plywood (no particle board) sheathing, name-brand materials. Choose from our exciting, well designed floor plans or a plan customized to your specifications and budget..."

**Company Founded:** 1981 **Avg. Yearly Construction:** 50-100

**Floorplans:** About 65 floorplans **Customization:** Full custom options

**Avg. Price Range:** \$65-\$100 **Delivery Range:** Western Connecticut and R.I.

**Factory Location(s):** Beech Creek Pennsylvania (Haven Homes)

**Warranty:** One year limited warranty

**Comments:** Connecticut Valley Homes is a builder of modular homes. They represent several modular manufacturers. They have extensive experience in building modular homes and a very good reputation. If you are located within their area they would be a good option for all modular home buyers. They are so well respected they are a leader of their local Better Business Bureau.

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**Contempri Homes Industries, Inc.** 

**Address:** 1000 W. Water Street, Pinckneyville, IL, 62274

**Phone:** 618-357-5361 **Fax:** 618-357-6629

**URL:** [www.contemprihomes.com](http://www.contemprihomes.com)

**Builders/Dealers located in:** IA, IL, IN, KY, MO, TN, WI

**Builder Network:** About 20 **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Contempri Homes™ manufactures high quality pre engineered building components which are delivered and then assembled on site by a qualified Contempri Homes™ builder. These pre engineered building

components can be used to construct residential homes both single and multi family, assisted care living facilities, office buildings, hotels and U.S. Post Offices...."

**Company Founded:** 1965 **Avg. Yearly Construction:** 50-100  
**Floorplans:** About 15 floorplans **Customization:** Limited options  
**Avg. Price Range:** \$60-\$90 **Delivery Range:** 400 miles from factory  
**Factory Location(s):** Scranton, PA  
**Warranty:** One year limited warranty

**Comments:** Contempri Industries supposedly provides upper scale modular homes according to the builders that were interviewed. There are serious doubts after looking at their website. Their website is very basic. Almost all of the floorplans shown were very close to mobile homes. Generally when a modular home provider doesn't say much it is because they do not have much to say or be proud of. It is probably better to seek out another provider.

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### **Craftsbury Company, Inc.**

**Address:** 854 Main Street, Rt. 28 - Unit 1, South Yarmouth, MA, 02664  
**Toll Free:** 877-877-5143 **Fax:** 508-760-0593  
**URL:** [www.modularhomes.net](http://www.modularhomes.net) **Email:** [info@modularhomes.net](mailto:info@modularhomes.net)

**Builders/Dealers located in:** CT, DE, MA, MD, NH, NJ, NY, RI, VA, VT  
**Builder Network:** N/A **Home Styles:** Ranch, Colonial, Cape Cod, Multifamily  
**From their website:** "...Craftsbury's modular building framework maximizes control over all of your construction costs to ensure budgetary and time schedule compliance. Construction standards are established and enforced by the Craftsbyury Company to meet or exceed all federal, state and local building codes as well as working to satisfy our client's requests..."

**Company Founded:** 1972 **Avg. Yearly Construction:** 40-60  
**Floorplans:** About 60 floorplans **Customization:** Limited options  
**Avg. Price Range:** \$50-\$80 **Delivery Range:** Northeast  
**Factory Location(s):** Pennsylvania  
**Warranty:** One year limited warranty

**Comments:** Craftsbyury is a large builder of modular homes. They represent several different lines of modular homes ranging from the entry level to the upper scale Executive selections. These homes can match the appearance of any stick-built home. The quality of Craftsbyury is above average. They are a good selection for modular home buyers.

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### **Crest Homes**

**Address:** 30 Industrial Park, Milton, PA, 17847  
**Toll Free:** 800-927-4567

**URL:** www.cresthomes.com **Email:** Richard.smith@clayton.net

**Builders/Dealers located in:** CT, DE, GA, IA, IL, IN, KY, MA, MD, ME, MI, MO, NC, NH, NJ, NY, OH, PA, RI, SC, VA, VT, WV

**Builder Network:** Over 50 **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Crest Homes is considered to be one of the top modular manufacturers in the United States, and has been the home manufacturer of choice for more than 10,000 happy homeowners. ..."

**Company Founded:** 1987 **Avg. Yearly Construction:** 300-400

**Floorplans:** 30 standard floorplans **Customization:** Limited options

**Avg. Price Range:** \$50-\$80 **Delivery Range:** Northeast

**Factory Location(s):** There are 3 Crest plants located in: Milton, PA, Middlebury, IN and Richfield, NC.

**Warranty:** One year structural warranty plus manufacturer warranties on individual products

**Comments:** Crest Homes is a division of CMH and builds above average modular homes. These modular homes can match the quality level of traditional stick-built homes. They provide a good combination of experience, customization and cost savings. They are not the cheapest but they provide better quality than most others. The builders that were interviewed were very pleased with Crest Homes. The only issue encountered is that their customer service is a little slow.

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**Crestline Homes, Inc.** 

**Address:** 5880 Crestline Road, Laurinburg, NC, 28352

**Phone:** 910-276-0195 **Fax:** 910-276-7989

**URL:** www.crestlinehomes.com

**Builders/Dealers located in:** GA, NC, SC, TN, VA

**Builder Network:** About 20 **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...With homes ranging from 990 square feet up to 3000 square feet, Crestline Homes offers you a wide range of choices to meet your home-buying needs. We will work with you to customize many of our floor plans to fit your needs and lifestyle..."

**Company Founded:** 1984 **Avg. Yearly Construction:** Over 500

**Floorplans:** Over 80 home designs **Customization:** Full custom options

**Avg. Price Range:** \$50-\$75 **Delivery Range:** Southeast US

**Factory Location(s):** Laurinburg, NC

**Warranty:** 10-year structural warranty

**Comments:** Crestline Homes is an average provider of modular homes and mobile homes for the Southeast. They offer a significant amount of customization options for their modular homes. They have options for all types of home buyers ranging from entry level to mid range home buyers. It is probably best that you avoid their lower end models.

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**CRM Inc.** 

**Address:** 55 South West Main Street, Douglas, MA, 01516

**Phone:** 508-476-9772 **Fax:** 508-476-9773

**URL:** www.crmmodular.com

**Builders/Dealers located in:** CT, MA, NH, RI

**Builder Network:** About 20 **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Modular Homes come in a vast array of styles. Take a look around, have we got the plans for you. We offer Ranch, Raised Ranch, Split level, Chalet, Contemporary, Two story, Multi-family and Manor Elite Modular homes. Our plans can also be customized to suit your needs. ..."

**Company Founded:** 1990 **Avg. Yearly Construction:** 50-100

**Floorplans:** About 100 home designs **Customization:** Limited options

**Avg. Price Range:** \$50-\$80 **Delivery Range:** 400 miles from factory

**Factory Location(s):** Massachusetts

**Warranty:** One year limited warranty

**Comments:** CRM provides average modular homes that will match the quality and appearance of stick-built homes. They have a large amount of floorplans for entry level and even a few floorplans for the upper scale home buyer. Their website is very poor and leaves much to be desired.

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**Custom Building Systems, LLC.** 

**Address:** 200 Custom Avenue, Middleburg, PA, 17842

**Phone:** 570-837-1414 **Fax:** 570-837-3686

**URL:** custombuildingsystems.net **Email:** sheldonw@custombuildingsystems.net

**Builders/Dealers located in:** AL, CT, DE, MA, MD, ME, MI, NH, NJ, NY, OH, PA, RI, VA, VT, WV

**Builder Network:** Over 50 **Home Styles:** Ranch, Cape Cod, Multifamily

**From their website:** "...Have us build your customized modular home! Custom Building Systems LLC manufactures its modular homes to your specific custom designs. Custom Building Systems LLC has redefined the way people build homes, whether it's an affordable starter home or a highly-customized luxury showpiece..."

**Company Founded:** 2005 **Avg. Yearly Construction:** 100-200

**Floorplans:** 30 standard floorplans **Customization:** Full custom options

**Avg. Price Range:** \$60-\$90 **Delivery Range:** Eastern United States

**Factory Location(s):** Middleburg, PA

**Warranty:** One year limited warranty

**Comments:** Custom Building Systems is a good provider of modular homes.

They offer a very large amount of customization and can produce a multi-story home that will blend in any neighborhood. A main concern with them is the long distance from their factory to certain building sites. Based on the builders that were interviewed and other research they seem to be a good choice for homebuyers near to their factory.

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**Customized Structures, Inc.** 

**Address:** 272 River Road, Claremont, NH, 03743

**Phone:** 603-543-5315 **Toll Free:** 800-523-2033 **Fax:** 603-543-5396

**URL:** [www.customizedstructures.com](http://www.customizedstructures.com) **Email:** [info@customizedstructures.com](mailto:info@customizedstructures.com)

**Builders/Dealers located in:** CT, MA, ME, NH, RI, VT

**Builder Network:** Over 30 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** Established in 1984, Customized Structures, Inc. continues to be a leader in the design and manufacture of factory built customized modular homes for residential, multi-family and commercial use throughout New England. Customized Structures is very active in the Home Builders and Remodelers Association of New Hampshire, the National Association of Home Builders, and the Building Systems Council among others. For more information about Customized Structures, Inc., call 1.800.523.2033

**Company Founded:** 1984 **Avg. Yearly Construction:** 100-200

**Floorplans:** Over 300 floorplans **Customization:** Full custom options

**Avg. Price Range:** \$60-\$90 **Delivery Range:** 300 miles from factory

**Factory Location(s):** Claremont, NH

**Warranty:** One year limited warranty

**Comments:** Customized Structures is a manufacturer of above average modular homes. They provide a wide variety of customization to their high quality homes. These homes are equal to any traditional stick-built home and will blend in well in any neighborhood. They are capable of serving upper scale home projects. They are a leader of modular homes and are usually one of the first to introduce new features like their "green homes".

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**Custom Modular Designs, LLC** 

**Address:** 94B Jefferson Blvd., Warwick, RI, 02888

**Phone:** 401-490-0944 **Fax:** 401-490-0945

**URL:** [www.custommodulardesigns.com](http://www.custommodulardesigns.com) **Email:** [info@cmd-llc.com](mailto:info@cmd-llc.com)

**Builders/Dealers located in:** CT, MA, RI

**Builder Network:** Over 90 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...CMD modular construction techniques have been refined over the years to the point of perfection. CMD engineers produce precision floor plans and elevations for every one of the 1,500 custom homes built each year.

Materials used are of the highest quality. Raw lumber products are inspected for moisture content, and if the material doesn't meet strict standards, it's rejected..."

**Company Founded:** 2004 **Avg. Yearly Construction:** 50

**Floorplans:** Over 55 floorplans **Customization:** Customization is allowed

**Avg. Price Range:** \$55-\$70 **Delivery Range:** RI and CT

**Factory Location(s):** Avis, PA

**Warranty:** Standard one year warranty and optional ten year extended warranty.

**Comments:** Custom Modular Designs is a home builder for Avis America. Avis America is an above average manufacturer of modular homes and Custom Modular Designs provided great customer service. The same day information was asked for they mailed a very thick package of helpful information. This builder was very helpful and would be a good option for anyone in their service area. The only area of concern is that they are not closer to the factory in Pennsylvania but they are still within the acceptable transportation range.

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### **Custom Touch Homes, Inc.**

**Address:** P.O. Box 530, Madison, SD, 57402

**Phone:** 605-256-9485 **Fax:** 605-256-9883

**URL:** [www.customtouchhomes.com](http://www.customtouchhomes.com)

**Builders/Dealers located in:** CO, IA, KS, MN, MT, ND, NE, SD, WY

**Builder Network:** 10 dealers **Home Styles:** Ranch

**From their website:** "...Custom Touch Homes has built many different styles of homes. Each homeowner participates in the design of their home..."

**Company Founded:** 1976 **Avg. Yearly Construction:** 100-200

**Floorplans:** Over 20 floorplans **Customization:** Customization is allowed

**Avg. Price Range:** \$45 to \$65 **Delivery Range:** 400 miles from factory

**Factory Location(s):** Madison, SD

**Comments:** Custom Touch Homes has been providing good manufactured mobile homes to the South Dakota area and has recently expanded but they do not focus on modular homes. They can create a custom modular home in its expanded facility in Madison, South Dakota. Hopefully they will continue to spend more time developing their modular home offerings and improving them. They are a good option for the economy home buyers and even the mid range home buyers but not recommended for people seeking an upper scale home.

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### **DB Homes Inc.**

**Address:** 706 Eisenhower Blvd., Johnstown, PA, 15904

**Phone:** 814-262-7525 **Toll Free:** 866-794-2626 **Fax:** 814-262-7910

**URL:** [www.db-homes.com](http://www.db-homes.com) **Email:** [info@db-homes.com](mailto:info@db-homes.com)

**Builders/Dealers located in:** NJ, PA

**Builder Network:** N/A **Home Styles:** Ranch, Cape Cod

**From their website:** "...DB Homes specializes in "turn key" modular construction. This means that DB Homes can handle every aspect of the construction process from the excavation, all the way through to handing you the keys to your new home. DB Homes also offers flexibility throughout the entire construction process by allowing customers to manage any part of the process on their own..."

**Company Founded:** 2003 **Avg. Yearly Construction:** 15-30

**Floorplans:** Over 55 home floorplans **Customization:** Full customization

**Avg. Price Range:** \$45 to \$65 **Delivery Range:** Central Pennsylvania

**Factory Location(s):** Across Pennsylvania

**Warranty:** 10 year residential warranty

**Comments:** DB Homes is a well respected modular home builder representing Ritz Craft & Manorwood homes. If you are looking to build in Central Pennsylvania they would be a good choice. Also since they are building so close to the factory it is one of the best locations for modular homes. The short travel distance lowers the stress placed on the modules as they are delivered to you and also helps reduce transportation costs. They also provide excellent customer service.

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## **Deer Valley Homes**

**Address:** 205 Carriage St, Guin, AL, 35563

**Phone:** 205-468-8400 **Fax:** 205-468-0009

**URL:** [www.deervalleycorp.com](http://www.deervalleycorp.com) **Email:** [cmurphree@deervalleycorp.com](mailto:cmurphree@deervalleycorp.com)

**Builders/Dealers located in:** AL, AR, FL, GA, KY, LA, MO, MS, OK, TN

**Builder Network:** 101 **Home Styles:** Manufactured Home

**From their website:** "...Deer Valley set out and continues to offer only energy efficient, "Heavy Built Homes," and will not compromise our extreme material strength. We understand the importance of providing the heaviest construction, value, and aesthetic appeal in manufactured housing. It is our privilege and honor to provide the American Dream for families just like ours and we are committed to our homeowners..."

**Company Founded:** 2004 **Avg. Yearly Construction:** 1200

**Floorplans:** 30 floorplans **Customization:** Customization is allowed

**Avg. Price Range:** \$45 to \$75 **Delivery Range:** Southeast US

**Factory Location(s):** Guin and Sulligent Alabama

**Warranty:** 1 year Homeowner's Warranty

**Comments:** Deer Valley Homes focuses on manufactured mobile homes and has a small amount of modular homes. These modular homes appear to be manufactured mobile homes that are triple wide and bigger. I would consider them to be an above average mobile home producer and not necessarily a true modular home provider. If you have limited financial resources you may want to

consider them, but if you can afford to spend more money you should try the other modular home providers in your area. The website has general information and floorplans of their mobile homes.

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**DeLuxe Building Systems, Inc.** 

**Address:** 499 West Third Street, Berwick, PA, 18603

**Toll Free:** 800-843-7372

**URL:** [www.deluxehomes.com](http://www.deluxehomes.com)

**Builders/Dealers located in:** CT, DE, MA, MD, NH, NJ, NY, PA, RI, VA, VT, WV

**Builder Network:** Over 30 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...DeLuxe also offers, for those who are seeking special personalized features in their home, the ability to modify existing designs or to create personal floor plans from scratch. DeLuxe can assist in: creating elegant kitchens, handicap accessible facilities, pleasurable luxurious master bath suites, and many other personalized interior and exterior design requests. ..."

**Company Founded:** 1965 **Avg. Yearly Construction:** 200-300

**Floorplans:** Over 60 home floorplans **Customization:** Full customization

**Avg. Price Range:** \$55 to \$90 **Delivery Range:** 350 miles from factory

**Factory Location(s):** Berwick, PA

**Warranty:** 1 year Homeowner's Warranty

**Comments:** Deluxe Building Systems is an above average provider of modular homes. They run a large operation in Pennsylvania serving the Northeast and Mid Atlantic regions. Their homes will satisfy any mid range or upper scale home buyer. They look like the homes you expect in the "nicer part of town" according to the builders that were interviewed. Their website is light on specific details but does include their gallery of home floorplans.

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**Design Homes LLC of PA** 

**Address:** 11 Edwards Drive, Bloomsburg, PA, 17815-8742

**Phone:** 570-752-1001 **Toll Free:** 800-242-5377

**URL:** [www.designhomesllc.com](http://www.designhomesllc.com)

**Builders/Dealers located in:** CT, DE, MA, MD, ME, MI, NC, NH, NJ, NY, OH, PA, RI, VA, VT, WV

**Builder Network:** Over 20 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Design Homes has been building modular dreams since 1982. During these nineteen years Design has built almost every style of home imaginable: ranches, bi-levels, capes, four box capes, vacation homes, small two story's, and big two story's..."

**Company Founded:** 1982 **Avg. Yearly Construction:** 300

**Floorplans:** Over 70 floorplans **Customization:** Customization is allowed

**Avg. Price Range:** \$50 to \$80 **Delivery Range:** Northeast USA  
**Factory Location(s):** Bloomsburg, Pennsylvania  
**Warranty:** One year workmanship & materials and 10 year structural warranty

**Comments:** Design Homes is another good modular home builder based in Pennsylvania. Their above average homes will make all home buyers happy. These homes look professional and can blend well into any neighborhood. They offer a large selection of options and customization. The floorplans, photos and virtual tour they provide on their website of the modular homes were very helpful.

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**Design Homes, Inc. of WI** 

**Address:** Hwy 35 North, Prairie du Chien, WI, 53821  
**Phone:** 608-355-0122 **Toll Free:** 800-627-9443  
**URL:** www.designhomes.com **Email:** dhsales@designhomes.com

**Builders/Dealers located in:** IA, IL, KS, MN, MO, ND, NE, SD, WI  
**Builder Network:** N/A **Home Styles:** Ranch, Cape Cod  
**From their website:** "...Design Homes has been producing quality custom-built, factory-direct homes for over 40 years. We deliver to 9 states in the midwest, and feature the heaviest construction available. By selling factory direct, we are able to include more than other builders, and allow customized floorplans for free..."  
**Company Founded:** 1966 **Avg. Yearly Construction:** 400-500  
**Floorplans:** Over 75 floorplans **Customization:** Customization is allowed  
**Avg. Price Range:** \$50 to \$70 **Delivery Range:** Midwest USA  
**Factory Location(s):** Prairie du Chien, WI; Salix, IA  
**Warranty:** 1 year Homeowner's Warranty

**Comments:** Design Homes is not a common modular home provider. They build quality homes and sell directly to the public. This helps keep the price low and the quality high. Their website is not flashy and a little hard to navigate but it is filled with helpful information. These homes are good homes for any mid range home buyer. It is also very refreshing to see a modular home provider include pricing information on the website.

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**Destiny Industries, LLC** 

**Address:** P. O. Box 2947, Moultrie, GA, 31776  
**Toll Free:** 866-782-6600 **Fax:** 229-873-6620  
**URL:** www.destinyhomebuilders.com **Email:** bqurnell@destinyhomebuilders.com

**Builders/Dealers located in:** AL, FL, GA, LA, MS  
**Builder Network:** N/A **Home Styles:** Ranch, Colonial  
**From their website:** "...Destiny currently is 175 employees strong and growing, and at least two thirds of these employees bring with them the experience of

working for the original Destiny Industries, Inc..."

**Company Founded:** 1978 **Avg. Yearly Construction:** 200-300

**Floorplans:** 10 floorplans **Customization:** Limited options

**Avg. Price Range:** \$50 to \$70 **Delivery Range:** Southeast US

**Factory Location(s):** Moultrie, GA

**Warranty:** 10-year, limited structural warranty through Home Buyers Warranty Corporation

**Comments:** Destiny Industries offers manufactured mobile homes and modular homes. Their floorplans seem to be smaller square footage than other builders. The exterior design and interiors seem to be very appealing. They also have experience working on very large multi-million dollar projects. Their website has helpful information but it was troublesome getting additional information from them. If you are in the Gulf Coast area you might want to consider Destiny Industries and see if their designs match your modular dream.

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## **Dickinson Homes**

**Address:** 404 N. Stephenson Ave., Iron Mountain, MI, 49802

**Phone:** 906-774-2186 **Toll Free:** 800-438-4687 **Fax:** 906-774-5207

**URL:** www.dickinsonhomes.com **Email:** sales@dickinsonhomes.com

**Builders/Dealers located in:** MI, WI

**Builder Network:** 15 certified builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Dickinson Homes was founded in 1970; since then, we have designed and built thousands of homes. Termed The Best Home Built by homeowners, Realtors, and bankers, Dickinson Homes lives up to that reputation by offering quality construction and materials. Time proven methods, new techniques, and modern materials in a controlled environment ..."

**Company Founded:** 1970 **Avg. Yearly Construction:** 100-200

**Floorplans:** Over 55 floorplans **Customization:** Full customization

**Avg. Price Range:** \$60 to \$100 **Delivery Range:** 350 miles from factory

**Factory Location(s):** Iron Mountain, MI

**Warranty:** No cost 15-year structural warranty

**Comments:** Dickinson Homes is a good modular home provider that produces affordable homes. They do build in significant energy efficient components in their home which is good since it can be very cold in Wisconsin and Michigan. Another positive item is that they are smaller which allows them to focus on your home and make sure it receives their attention. Their president is an architect and structural engineer which gives a high confidence level knowing that someone like him is leading this company. You should consider Dickinson Homes if you are in their delivery range.

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## **Discovery Custom Homes**

**Address:** 15303 Dallas Pkwy, Addison, TX, 75001

**URL:** [www.discoverycustomhomes.com](http://www.discoverycustomhomes.com)

**Builders/Dealers located in:** AR, CA, FL, GA, ID, IL, IN, KS, KY, LA, MI, NC, NV, OH, OK, OR, PA, SC, TN, TX, VA, WA

**Builder Network:** Over 30 builders **Home Styles:** Ranch

**From their website:** "...When you build a Discovery home, YOU are in control. Each unique floor plan, exterior and professionally coordinated interior decor package can be customized to meet your EXACT needs and tastes. YOU choose YOUR model, YOUR style and YOUR decorator features, including colors, light fixtures, cabinetry, tile, trim, upgrades and much more..."

**Company Founded:** 2003 **Avg. Yearly Construction:** 300-400

**Floorplans:** 15 floorplans **Customization:** Full customization

**Avg. Price Range:** \$60 to \$85 **Delivery Range:** 350 miles from factory

**Factory Location(s):** Tempe, AZ

**Warranty:** 5-Year Protection Plan covers structural, electrical and plumbing systems

**Comments:** Discovery Homes targets upper scale modular homes. It is part of Palm Harbor Homes and it is their response to the growing modular market. Their standard specifications are better than average and Palm Harbor does have very large amount of experience in producing homes. They are willing to transport the homes to most of the United States but it is only recommended to people who live close to their factory.

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## **Dutch Housing**

**Address:** PO Box 258, La Grange, IN, 46761

**Phone:** 219-463-3199

**URL:** [www.dutch-housing.com](http://www.dutch-housing.com)

**Builders/Dealers located in:** IN

**Builder Network:** N/A **Home Styles:** Manufactured Home

**From their website:** "...Dutch Housing, the leader in quality and innovation since 1991. Dutch Housing is located in LaGrange, Indiana, and became a part of the Champion Enterprises family in 1994..."

**Company Founded:** 1991 **Avg. Yearly Construction:** 100-200

**Floorplans:** Over 100 floorplans **Customization:** Limited options

**Avg. Price Range:** \$40 to \$65 **Delivery Range:** Midwest USA

**Factory Location(s):** La Grange, IN

**Warranty:** Standard one year limited warranty covering structural workmanship

**Comments:** Dutch Housing is a provider of manufactured homes and not modular homes. Their mobile homes are above average when compared with

other mobile homes but do not compare with modular homes and stick-built homes. If your budget is severely limited than this might be a good option otherwise you should find look at the modular home providers.

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### **Dynamic Homes**

**Address:** 525 Roosevelt Ave, Detroit Lakes, MN, 56502

**Phone:** 218-847-2611 **Toll Free:** 800-492-4833 **Fax:** 218-847-2617

**URL:** [www.dynamichomes.com](http://www.dynamichomes.com) **Email:** [sales@dynamichomes.com](mailto:sales@dynamichomes.com)

**Builders/Dealers located in:** AL, IA, MN, ND, NE, SD, WI

**Builder Network:** About 60 builders **Home Styles:** Colonial, Cape Cod

**From their website:** "...Our solid, customized homes are built with uncommon attention to detail by highly skilled and experienced craftsmen. They build each home to exacting standards of structural strength and energy efficiency. And every home we build reflects the owner's personality and lifestyle. We invite you to tour our quality homes and discover the possibilities for your new home..."

**Company Founded:** 1970 **Avg. Yearly Construction:** 300-400

**Floorplans:** Over 70 floorplans **Customization:** Full customization

**Avg. Price Range:** \$50 to \$80 **Delivery Range:** 300 miles from factory

**Factory Location(s):** Detroit Lakes, MN

**Warranty:** 1 year Homeowner's Warranty

**Comments:** Dynamic Homes focuses on custom modular homes for the mid range home buyers. They are the leading supplier for the Minnesota area. Their floor plans and home styles will blend in nicely in any neighborhood and will match or surpass stick-built home construction. They are a pleasure to review. Their website does have alot of information and is pretty but a little hard to navigate. Hopefully they will fix that. But that is the biggest complain about them. They are a good choice for any modular home buyer in or near Minnesota.

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### **Epoch Corporation**

**Address:** P.O. Box 235, Pembroke, NH, 03275

**Toll Free:** 877-463-7624 **Fax:** 603-225-8329

**URL:** [www.epochhomes.com](http://www.epochhomes.com) **Email:** [info@epochhomes.com](mailto:info@epochhomes.com)

**Builders/Dealers located in:** CT, MA, ME, NH, RI, VT

**Builder Network:** Over 30 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Epoch means a new beginning, a point in time from which progress can be measured in a given field. Since Epoch was founded in 1983, our progress can be measured by the thousands of satisfied customers living in our homes..."

**Company Founded:** 1983 **Avg. Yearly Construction:** 100-150

**Floorplans:** 25 floorplans **Customization:** Full customization

**Avg. Price Range:** \$55 to \$85 **Delivery Range:** Northeast USA  
**Factory Location(s):** Pembroke, NH  
**Warranty:** Standard one year limited warranty

**Comments:** Epoch Homes are quality modular homes for the upper scale home buyer. They offer a large amount of customization which allows your home to look any style you want it. Their specifications are also higher than most other modular home manufacturers. They are one of the providers that can deliver a true mansion utilizing modular construction savings. The craftsmanship of these homes is one of the best according to the builders that were interviewed. This is a superior modular home manufacturer.

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### **Excel Homes**

**Address:** RR#2, Box 683, Liverpool, PA, 17045  
**URL:** [www.excelhomes.com](http://www.excelhomes.com) **Email:** [info@excelhomes.com](mailto:info@excelhomes.com)

**Builders/Dealers located in:** CT, DE, GA, KY, MA, MD, MI, NC, NH, NJ, NY, OH, PA, RI, SC, VA, VT, WV

**Builder Network:** Over 80 builders **Home Styles:** Ranch, Colonial, Cape Cod  
**From their website:** "...We are recognized by our customers for quality, flexibility in design, and abundant choices in options and upgrades. Using a unique process called off-site residential construction, we are able to offer an unparalleled combination of quality and value. We bring the building of all the critical structural components indoors. No longer do homes have to be built in the rain and the mud..."

**Company Founded:** 1984 **Avg. Yearly Construction:** Over 1000  
**Floorplans:** Over 75 floorplans **Customization:** Full customization  
**Avg. Price Range:** \$50 to \$80 **Delivery Range:** Eastern United States  
**Factory Location(s):** Liverpool, PA  
**Warranty:** Standard one year limited warranty

**Comments:** Excel Homes is an above average provider of modular homes. They offer a very good selection of customization and premium options. Their homes are targeted towards the mid range to upper scale home buyers. Their website has a lot of information including the many upgrades that are available. These are homes that you would be happy to live in.

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### **Factory Direct Modular Homes**

**Address:** 2950 Yorktowne Blvd., Brick, NJ, 08723  
**Toll Free:** 877-922-0386  
**URL:** [www.fdmh.com](http://www.fdmh.com) **Email:** [info@factorydirectmodularhomes.com](mailto:info@factorydirectmodularhomes.com)

**Builders/Dealers located in:** CT, DE, MA, MD, ME, NC, NH, NJ, NY, PA, RI,

VA, VT, WV

**Builder Network:** N/A **Home Styles:** Ranch, Colonial

**From their website:** "...Factory Direct Modular Homes coordinates with you, the home-builder, and the construction loan company your readiness for the delivery and set to assure the manufacturing of your modular units are on schedule and ready for delivery. With our guidance and our representatives' years of experience, you will relish in the self-gratification of building your own home ..."

**Company Founded:** 2000 **Avg. Yearly Construction:** 200-300

**Floorplans:** Over 30 floorplans **Customization:** Customization is allowed

**Avg. Price Range:** \$40 to \$65 **Delivery Range:** Northeast & Mid-Atlantic USA

**Factory Location(s):** Brick, NJ

**Warranty:** One year limited warranty

**Comments:** Factory Direct Modular Homes is one of the few direct to consumer providers. This allows you to potentially save large amounts. It also can be a recipe for disaster. Site preparation and finishing a house is significant work and if not done correctly can result in a ruined home. It is suggested that most people avoid this type of provider unless you are very familiar with the building industry and willing to work hard than this is a good option for you.

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## **Fairmont Homes**

**Address:** 502 South Oakland, Nappanee, IN, 46550

**Phone:** 574-773-7941

**URL:** [www.fairmonthomes.com](http://www.fairmonthomes.com)

**Builders/Dealers located in:** AR, CT, IA, IL, IN, KY, ME, MI, MN, MO, NH, NY, OH, PA, VT, WI, WV

**Builder Network:** Over 100 **Home Styles:** Manufactured Home

**From their website:** "...For over 35 years Fairmont Homes has provided thousands of families with the comfort, security and a general well being that only a quality-built home can offer. As a leader in innovation and superior construction techniques-Fairmont Homes continues to transform the factory built housing industry into the best value in American home ownership..."

**Company Founded:** 1971 **Avg. Yearly Construction:** 200-300

**Floorplans:** Over 110 floorplans **Customization:** Limited options

**Avg. Price Range:** \$50 to \$75 **Delivery Range:** 600 miles from factory

**Factory Location(s):** Nappanee, IN

**Warranty:** One year limited warranty

**Comments:** Fairmont Homes is a good provider of manufactured mobile homes but not a favorite for modular homes. Most of their homes are simply enhanced mobile homes that lack the aesthetics of true modular homes. Also their customization is very limited so if you are trying to have your house blend into an existing neighborhood you will probably have trouble. They are a good company but their homes just do not compete with the superior modular homes available

elsewhere. Their website does contain many floorplans and pictures so you can make up your own mind.

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### **Fall Creek Homes**

**Address:** 53850 Fall Creek Way, Elkhart, IN, 46514

**Phone:** 574-523-1444

**URL:** [www.homesbyfallcreek.com](http://www.homesbyfallcreek.com)

**Builders/Dealers located in:** IN

**Builder Network:** N/A **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Fall Creek was established in 1998 with the goal of providing high quality innovative homes with the best floor plans in the industry. Located in Elkhart, Indiana, with a state-of-the-art manufacturing plant, Fall Creek quickly became the fastest growing manufactured housing company in the country.."

**Company Founded:** 1995 **Avg. Yearly Construction:** 150-200

**Floorplans:** About 40 floorplans **Customization:** Minimal customization

**Avg. Price Range:** \$100-\$130 **Delivery Range:** Midwest

**Factory Location(s):** Elkhart, IN

**Warranty:** 10-year RWC warranty program

**Comments:** Fall Creek Homes is a provider of modular homes. I enjoy their impressive floorplans but there are some questions about the quality. Some builders I interviewed did not speak highly of Fall Creek homes. Hopefully they were referring to isolated cases. It also did not help that there was some issues with their customer service. Until I find out more I am not comfortable with recommending them.

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### **Fleetwood Enterprises**

**Address:** 3125 Myers St., Riverside, CA, 92513

**Phone:** 909-351-3500

**URL:** [www.fleetwoodhomes.com](http://www.fleetwoodhomes.com) **Email:** [fleetwoodhomes@fleetwood.com](mailto:fleetwoodhomes@fleetwood.com)

**Builders/Dealers located in:** AL, AR, AZ, CA, CO, DE, FL, GA, IL, MA, ME, MI, NJ, NY, OH, PA, VT, WI, WV

**Builder Network:** Over 200 **Home Styles:** Manufactured Home

**From their website:** "...Since 1950 Fleetwood has been surprising families with how much home they can afford. And throughout the years, we have grown to become one of the nation's largest home builders by offering the quality, floor plans, and design options that you'd expect to find in a custom home. Families from all walks of life are drawn to Fleetwood..."

**Company Founded:** 1950 **Avg. Yearly Construction:** Over 500

**Floorplans:** Over 100 floorplans **Customization:** Limited options

**Avg. Price Range:** \$50 to \$80 **Delivery Range:** Countrywide  
**Factory Location(s):** California, North Carolina, Pennsylvania  
**Warranty:** One year warranty

**Comments:** Fleetwood is one of the biggest manufactured home providers in the United States. They have a wide selection of designs and options. Their quality is above average for manufactured homes. It is best for entry level to mid range home buyers. Their upper scale offerings seem to be lacking. Maybe it is because they are so big that they have trouble with the upper scale homes that demand more attention to the fine detail. Fleetwood is recommended to any entry level home buyer due to their great affordability.

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**Foremost Industries Inc.** 

**Address:** 2375 Buchanan Trail West, Greencastle, PA, 17225  
**Phone:** 717-597-7166 **Fax:** 717-597-5579  
**URL:** www.foremosthomes.com **Email:** foremost@innernet.net

**Builders/Dealers located in:** MD, PA, VA, WV

**Builder Network:** Over 30 **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...At Foremost Industries, we understand these needs. As a full service company that designs, manufactures, delivers, erects, and services it's products, we employ a highly dedicated staff of engineers, accountants, purchasing agents, and sales staff. We also ensure that our manufacturing plants are staffed by the finest craftsmen in the trades..."

**Company Founded:** 1964 **Avg. Yearly Construction:** 100-150

**Floorplans:** Over 20 floorplans **Customization:** Limited options

**Avg. Price Range:** \$60 to \$90 **Delivery Range:** Mid Atlantic USA

**Factory Location(s):** Greencastle, PA

**Warranty:** 10 year structural warranty

**Comments:** Foremost Industries is one of the oldest modular home providers on the East Coast and they have done a very good job keeping ahead of the competition. They have expanded facilities to provide custom cabinetry and roofs. Their homes will satisfy any upper scale home buyer. Their website is poor in the amount of information available but their workmanship is above average. They are a good option for anyone in their building area.

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**Four Seasons Housing** 

**Address:** PO Box 630, Middlebury, IN, 46540

**Toll Free:** 800-547-5011

**URL:** www.fourseasonshousing.com **Email:** info@fourseasonshousing.com

**Builders/Dealers located in:** AZ, DE, IA, IN, KS, KY, MO, PA, WY

**Builder Network:** Over 50 builders **Home Styles:** Manufactured Home  
**From their website:** "...Four Seasons Housing offers a wide range of floor plans in both single and multiple section designs. All floor plans can be reversed and most multiple section homes are available as basement models. Single section homes are 14 foot and 16 foot in width and all multiple section homes are either 28 or 30 feet in width..."

**Company Founded:** 1994 **Avg. Yearly Construction:** 300-400  
**Floorplans:** Over 55 home designs **Customization:** Limited options  
**Avg. Price Range:** \$55-\$80 **Delivery Range:** 300 miles around Indiana  
**Factory Location(s):** Middlebury, IN  
**Warranty:** One year guarantee

**Comments:** Four Seasons Housing is like a mystery. Their website is often broken. When the website was working it had very limited information. The builders that were interviewed gave a positive impression but also mentioned that other modular providers can be easier to deal with. They do have some acceptable floorplans but it is hard to recommend a company that displays poor customer service. You would probably be better served to look around for another modular home manufacturer.

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## **Franklin Homes**

**Address:** 10655 Hwy 43, Russellville, AL, 35653  
**Toll Free:** 800-332-4511 **Fax:** 256-331-2203  
**URL:** [www.franklinhomesusa.com](http://www.franklinhomesusa.com) **Email:** [franklin@franklinhomesusa.com](mailto:franklin@franklinhomesusa.com)

**Builders/Dealers located in:** AL, AR, FL, GA, IL, IN, KS, KY, LA, MO, MS, NC, OK, SC, TN, TX

**Builder Network:** N/A **Home Styles:** Ranch  
**From their website:** "...Franklin Homes is a full service manufacturing company. That means we design, assemble, deliver, and then service after the sale, all the homes we build. We deliver homes to dealers in 15 southern states. We provide factory service to our home buyers through service technicians that we send from the factory..."

**Company Founded:** 1969 **Avg. Yearly Construction:** 300-400  
**Floorplans:** Over 50 home designs **Customization:** Limited options  
**Avg. Price Range:** \$40-\$65 **Delivery Range:** Southeast US  
**Factory Location(s):** Russellville, AL

**Comments:** Franklin Homes is a producer of manufactured mobile homes. Their homes have trouble comparing to stick-built homes. The floor plans appear to be simple and seem to be just glorified mobile homes. It is hard to recommend them to modular home buyers. There are better looking homes available with from companies with better customer service.

## **Fuqua Homes (MO)**

**Address:** P O Box 394, Boonville, MO, 65233  
**Phone:** 660-882-3411 **Toll Free:** 800-777-3896  
**URL:** www.fuquahomes-mo.com

**Builders/Dealers located in:** AR, CO, IA, IL, IN, KS, MN, MO, NE, OK, SD, WI, WY

**Builder Network:** Over 50 builders **Home Styles:** Ranch, Colonial, Multifamily  
**From their website:** "...At Fuqua we pay attention to the quality of our materials and the quality of our workmanship. We believe that when you see the facts--and see the difference--you'll choose Fuqua over manufactured, modular, or site built homes of lesser quality..."

**Company Founded:** 1966 **Avg. Yearly Construction:** 200-300

**Floorplans:** About 20 home designs **Customization:** Limited options

**Avg. Price Range:** \$50-\$80 **Delivery Range:** Midwest USA

**Factory Location(s):** Boonville, MO

**Warranty:** One Year and Five Year Warranty plans covering structural items, electrical, plumbing, roofing and cosmetic parts.

**Comments:** Fuqua Homes Missouri provides average modular homes and manufactured homes for the Midwest. These homes seem to target the entry level to mid range home buyer. They are limited with the customization but their standard building specification is acceptable for many home buyers. They claim to even build a three story homes in their modular home factory. This seems to be worthy a consideration by cost conscience modular home buyers. They are worth a consideration if you are close to their factory.

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## **Fuqua Homes (OR)**

**Address:** 20495 Murray Rd., Bend, OR, 97701  
**Phone:** 541-382-4252 **Toll Free:** 800-336-0874 **Fax:** 541-382-3066  
**URL:** www.fuquahomes.com **Email:** info@fuquahomes.com

**Builders/Dealers located in:** CA, ID, MT, NV, OR, UT, WA

**Builder Network:** Over 30 builders **Home Styles:** Ranch, Colonial, Multifamily  
**From their website:** "...We build the most flexible and custom site delivered homes today. We pioneered the factory built home that is customized for your particular site. This provides you with a more unique home that will be a of greater pride and pleasure over the years...."

**Company Founded:** 1966 **Avg. Yearly Construction:** 200-300

**Floorplans:** About 50 home designs **Customization:** Limited options

**Avg. Price Range:** \$45-\$75 **Delivery Range:** Pacific Northwest USA

**Factory Location(s):** Bend, OR

**Comments:** Fuqua Homes Oregon produces average modular homes. Their

homes are similar to glorified mobile homes. What is special is their commitment to energy efficiency which will help to reduce heating and cooling costs of the home over time. Their website is very frustrating and lacks helpful information. Fuqua Homes might be an option for entry level home buyers. But this is not a good option for upper scale buyers seeking custom modular homes.

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**Future Home Technology, Inc.** 

**Address:** 33 Ralph Street, Port Jervis, NY, 12771

**Phone:** 845-856-9033 **Toll Free:** 800-342-8650 **Fax:** 845-858-2488

**URL:** [www.futurehometechnology.com](http://www.futurehometechnology.com) **Email:** [info@futurehometechnology.com](mailto:info@futurehometechnology.com)

**Builders/Dealers located in:** NJ, NY, PA

**Builder Network:** Over 50 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Future Home Technology's first home rolled off the line in August 1989. Since then over 5000+ quality homes have been manufactured at our Port Jervis, NY factory. Our factory was the culmination of years of research and design. It was built specifically to construct modular homes, not retro-fitted from some other use as other modular factories are..."

**Company Founded:** 1989 **Avg. Yearly Construction:** 300-400

**Floorplans:** About 300 home designs **Customization:** Limited options

**Avg. Price Range:** \$60-\$90 **Delivery Range:** Northeast USA

**Factory Location(s):** Port Jervis, NY

**Comments:** Future Home Technology is a good modular home provider for the New York area. Their facility is relatively new and modern. They have developed a good reputation amongst the home builders that were interviewed. Future Homes will be more expensive than the homes from manufacturers in Pennsylvania since their labor costs are slightly higher but they are still recommended for home buyers to consider this extra expense as it will reduce the travel distance and stress placed on the home modules thus resulting in a stronger home.

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**General Housing Corporation** 

**Address:** 4650 E. Wilder Road, Bay City, MI, 48706

**Toll Free:** 800-351-3664

**URL:** [www.genhouse.com](http://www.genhouse.com) **Email:** [blight@genhouse.com](mailto:blight@genhouse.com)

**Builders/Dealers located in:** MI

**Builder Network:** About 20 builders **Home Styles:** Ranch, Colonial, Multifamily

**From their website:** "...Unlike other modular home suppliers in Michigan, GHC backs up all homes with a one-year warranty and service policy. In addition, many of the components of our homes are warranted for extended periods by their manufacturers..."

**Company Founded:** 1982 **Avg. Yearly Construction:** 200-300  
**Floorplans:** Over 75 floorplans **Customization:** Limited options  
**Avg. Price Range:** \$45-\$75 **Delivery Range:** Michigan  
**Factory Location(s):** Bay City, MI

**Comments:** General Housing is an average provider of modular homes. Their homes are well built but lack some of the extras that other modular home manufacturers provide. Their homes are really only an option for entry level home buyers and will probably leave mid-range to upper scale home buyers unsatisfied. Their website does have some good information but it is very hard to navigate and it seems they are more interested in talking with builders than home buyers. Hopefully their attention will change to be more customer oriented.

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## **Genesis Homes**

**Address:** 2701 Cambridge Court, Suite 220, Auburn Hills, MI, 48326  
**Toll Free:** 877-523-7791 **Fax:** 248-340-7761  
**URL:** [www.geneshomes.com](http://www.geneshomes.com) **Email:** [info@geneshomes.com](mailto:info@geneshomes.com)

**Builders/Dealers located in:** AZ, CA, CO, FL, ID, IL, MI, NC, NM, NY, OH, PA, SC, UT, VA

**Builder Network:** About 55 builders **Home Styles:** Ranch, Colonial, Cape Cod  
**From their website:** "...Genesis Homes adheres to the same strict codes used for building site-built homes in your area. In fact, Genesis Homes are in many ways built to an even higher standard by being constructed in state-of-the-art, environment-controlled facilities where your home is protected from weather damage from start to finish..."

**Company Founded:** 2000 **Avg. Yearly Construction:** Over 1000  
**Floorplans:** Over 20 floorplans **Customization:** Customization is allowed  
**Avg. Price Range:** \$45-\$80 **Delivery Range:** Nationwide  
**Factory Location(s):** Claysburg, PA; Berthoud, CO; Chandler, AZ; Topeka, IN; Bartow, FL; Lake City, FL; Lillington, NC; Burleson, TX; Silverton, OR  
**Warranty:** 10 year limited structural warranty.

**Comments:** Genesis Homes is part of the very large Champion network. They build a wide variety of homes and these homes are mostly average. They are a safe bet but not necessarily the best choice. It is hard to rate a company that is so big. Their website looks nice and professional but it is hard to find specific information or a way to contact them. The customer service page on the website is four lines long and has no contact form. The builders that shared their input gave mixed reviews of their homes. That is reason enough to move on and look elsewhere.

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## **Giles Industries**

**Address:** 405 S. Broad Street, New Tazewell, TN, 37825

**Phone:** 423-626-7243 **Toll Free:** 800-844-4537 **Fax:** 423-626-6919

**URL:** [www.gilesindustries.com](http://www.gilesindustries.com) **Email:** [info@GilesIndustries.com](mailto:info@GilesIndustries.com)

**Builders/Dealers located in:** AL, AR, DE, GA, IL, KY, LA, MO, MS, NC, OH, OK, SC, TN, VA, WV

**Builder Network:** Over 100 retailers **Home Styles:** Manufactured Home

**From their website:** "...Since 1959, Giles Industries has been building manufactured homes (sometimes referred to as mobile homes, trailers, singlewides, doublewides, or HUD homes). Throughout our site, you will find information on Giles Industries and the 14, 16, 24, 28, and 32 single section and multi section models we build..."

**Company Founded:** 1959 **Avg. Yearly Construction:** Over 500

**Floorplans:** Over 50 floorplans **Customization:** No significant customization

**Avg. Price Range:** \$40-\$60 **Delivery Range:** Southeast US

**Factory Location(s):** New Tazewell, TN

**Comments:** Giles Industries is a provider of manufactured mobile homes. This family owned company is building good quality mobile homes but they are still mobile homes and will not blend in a neighborhood of stick-built homes. Even though they do not provide customization they have raised the quality of their standard models which allows them to mass produce better quality mobile homes. They are one of the better producers of mobile homes and even have some models with over 2000 square feet.

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## **Golden West Homes**

**Address:** 3100 N. Perris St., Perris, CA, 92571

**Toll Free:** 800-628-4443

**URL:** [www.goldenwesthomes.com](http://www.goldenwesthomes.com) **Email:** [info@goldenwesthomes.com](mailto:info@goldenwesthomes.com)

**Builders/Dealers located in:** CA, OR

**Builder Network:** Over 50 retailers **Home Styles:** qaz

**From their website:** "...Golden West is the most recognized name in the manufactured housing industry on the West Coast. From its very first home built in 1965, Golden West's reputation for quality, design and value is evident in the more than 70,000 homes built with the Golden West name..."

**Company Founded:** 1965 **Avg. Yearly Construction:** Over 1000

**Floorplans:** Over 65 floorplans **Customization:** No significant customization

**Avg. Price Range:** \$45-\$70 **Delivery Range:** Northern California & Oregon

**Factory Location(s):** Albany, OR; Perris, CA

**Comments:** Golden West is a provider of manufactured mobile homes and not custom modular homes. Their mobile homes are good for mobile homes but do

not compare with the quality and customization options of the modular homes. If your budget can't afford a custom modular home then Golden West could be a good option for you. They do provide better than average options for manufactured homes. If you do look at their manufactured homes you should also look into their upgrade plans.

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### **Grafton Homes**

**Address:** 1175 Airport Road, Fairmont, WV, 26554  
**Phone:** 304-534-7500 **Toll Free:** 866-284-5344  
**URL:** [www.buildgh.com](http://www.buildgh.com) **Email:** [bgeorge@buildgh.com](mailto:bgeorge@buildgh.com)

**Builders/Dealers located in:** MD, PA, VA, WV  
**Builder Network:** N/A **Home Styles:** Ranch, Cape Cod  
**From their website:** "...At the Grafton Homes facility, your custom project will be stick-built in our controlled environment and delivered to your site in modules. Our homes are built to International Residential Code and National Electric Code. For over two decades, Grafton Homes has been a leader in building new homes. We use brand name products like Delta faucets, GE appliances, Owens Corning roofing..."

**Company Founded:** 1983 **Avg. Yearly Construction:** 200-300  
**Floorplans:** Over 60 floorplans **Customization:** Customization is allowed  
**Avg. Price Range:** \$55-\$90 **Delivery Range:** 200 miles from Grafton, WV  
**Factory Location(s):** Grafton, WV

**Comments:** Grafton Homes is a builder of above average modular homes. They offer many options and customization features. This is a good example of a small operation doing good work and passing along the savings to the home buyer. Their standard building specification is higher than most others. This is a good option for anyone in or near West Virginia. These homes will match the quality of stick-built homes and blend in well in any neighborhood. Their website is unusual since it also provides a clear pricing sheet for all of their models.

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### **Guerdon Enterprises, LLC**

**Address:** 5556 South Federal Way, Boise, ID, 83716  
**Phone:** 800-473-3586 **Fax:** 208-336-9269  
**URL:** [www.guerdon.com](http://www.guerdon.com) **Email:** [info@guerdon.com](mailto:info@guerdon.com)

**Builders/Dealers located in:** CA, CO, ID, MT, NV, OR, UT, WA, WY  
**Builder Network:** About 35 builders **Home Styles:** Ranch, Colonial  
**From their website:** "...We build homes for every budget while enabling you to choose from a wide selection of floor plans, amenities, finishes. Step inside a Guerdon Home and you'll enjoy soaring ceilings, spacious areas, expansive windows, luxurious finishes..."

**Company Founded:** 1957 **Avg. Yearly Construction:** Over 500  
**Floorplans:** About 40 floorplans **Customization:** Customization is allowed  
**Avg. Price Range:** \$60-\$85 **Delivery Range:** Western US  
**Factory Location(s):** Boise, ID

**Comments:** Guerdon Homes has a long history but in 2001 it was reinvented into its current state. They now build only modular homes and these above average modular homes are something to admire. One issue is that they possibly serve too large an area. Modular homes are stressed on long hauls and the trip from their Boise, ID plant to California can be a very long one. This is a company to look into if you are closer to the factory. Their quality is good and they revised focus on only modular homes gives us good confidence that it will continue.

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### **Guildcrest Homes**

**Address:** P.O. Box 10, Morewood, ON, CANADA, K0A 2R0  
**Phone:** 613-448-2349 **Toll Free:** 800-249-1432 **Fax:** 613-448-3464  
**URL:** [www.guildcrest.com](http://www.guildcrest.com)

**Builders/Dealers located in:** CT, NH, NY, VT

**Builder Network:** About 30 builders **Home Styles:** Ranch, Colonial, Cape Cod  
**From their website:** "...At Guildcrest, we are convinced that high quality modular housing will become the standard demanded by new home buyers. Building indoors offers clear advantages in material protection, worker comfort and superior quality control, particularly in our northern climate. Factory building also permits more efficient material usage and better waste management practices - increasingly important issues for all of us..."

**Company Founded:** 1991 **Avg. Yearly Construction:** 200-300  
**Floorplans:** About 35 floorplans **Customization:** Full customization  
**Avg. Price Range:** \$65-\$90 **Delivery Range:** Northeast USA and Canada  
**Factory Location(s):** Morewood, Ontario, Canada  
**Warranty:** 10-year limited manufacturer's warranty

**Comments:** Guildcrest is an impressive provider of modular homes. They are built to a higher standard specification than most and still provide for upgrades and customization. As much as they are known for quality and a good reputation amongst builders there is one problem. Most of their standard floorplans are for less than 2000 square feet. It would be nice to see larger modular homes from them. Especially since their quality is good for any mid-range to upper scale home buyer. It is doubtful many upper scale home buyers will want a home with less than 2000 square feet regardless of how well it is built and how good its energy efficiency is.

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## **Hallmark Homes**

**Address:** PO Box 1810, Charlestown, RI, 02813

**Phone:** 401-364-2200

**URL:** [www.hallmarkmodularhomes.com](http://www.hallmarkmodularhomes.com)

**Builders/Dealers located in:** AL, CT, DE, FL, GA, KY, LA, MA, MD, ME, MS, NC, NH, NJ, NY, OH, PA, RI, SC, TN, VA, VT, WV

**Builder Network:** Over 30 builders **Home Styles:** Ranch, Cape Cod, Multifamily

**From their website:** "... Hallmark Modular Homes, have been gaining in popularity. The benefits of Modular homes technology are showcased here. On our Hallmark Modular Homes site you will learn why you should consider one of Hallmark Modular Homes modular homes. Familiarize yourself with our modular home specifications and modular homes "starter" plans as you browse through our information..."

**Company Founded:** 1975 **Avg. Yearly Construction:** 100-150

**Floorplans:** Over 100 floorplans **Customization:** Customization is allowed

**Avg. Price Range:** \$65-\$90 **Delivery Range:** Eastern United States

**Factory Location(s):** Pennsylvania, North Carolina

**Comments:** Hallmark Homes is an average provider of modular homes. They offer a wide range of floorplans and unlike most others are upfront on their pricing for modular homes. This is a good option for any mid range home buyer to consider. They are focused on modular homes and concentrate all of their energy into making good quality homes. Based on the builders interviewed there are some questions if they can truly handle a fully customized upper scale home. Mid-range buyers should add this provider to their list.

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## **HandCrafted Homes, LLC**

**Address:** 101 Eastern Minerals Road, Henderson, NC, 27537

**Toll Free:** 877-424-4321 **Fax:** 252-430-6662

**URL:** [www.handcraftedhomes.com](http://www.handcraftedhomes.com) **Email:** [info@handcraftedhomes.com](mailto:info@handcraftedhomes.com)

**Builders/Dealers located in:** NC

**Builder Network:** 125 home builders **Home Styles:** Colonial, Cape Cod, Multifamily

**From their website:** "...HandCrafted Homes uses state-of-the-art technology to develop the highest quality modular solutions. HandCrafted Homes' unique solutions provide builders the flexibility of on-site construction with fewer sub-contractors..."

**Company Founded:** 1998 **Avg. Yearly Construction:** 250-300

**Floorplans:** Over 400 floorplans **Customization:** Fully customizable

**Avg. Price Range:** \$75-\$125 **Delivery Range:** Mid Atlantic

**Factory Location(s):** Henderson, North Carolina

**Warranty:** 1 year structural warranty from manufacturer, 10 year warranty from

RWC

**Comments:** Handcrafted Homes has grown up very fast. It might not have a long history but in a short time it has developed a good reputation for above average modular homes. Their factory is modern and their building specifications are very high. There are bigger providers but their medium size seems to have allowed them to maintain high quality according to the builders interviewed. This is a good option for anyone in their delivery range seeking a mid range to upper scale home.

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### **Hart Housing Group**

**Address:** 1025 Waterford Street, Wakarusa, IN, 46573

**Phone:** 219-862-4461

**URL:** [www.harthousing.com](http://www.harthousing.com)

**Builders/Dealers located in:** IA, IL, IN, KS, KY, ME, MI, MN, MO, NE, NY, OH, PA, SD, TN, WI, WY

**Builder Network:** 15 home builders **Home Styles:** Ranch

**From their website:** "...Hart Housing uses quality structural components and amenities while providing exceptional value for the consumer for a safe and sound investment. We pride ourselves in offering a full line of floor plans to meet the needs of today's family living and life styles..."

**Company Founded:** 1998 **Avg. Yearly Construction:** 100-150

**Floorplans:** 36 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$45-\$70 **Delivery Range:** Great Lake area

**Factory Location(s):** Wakarusa, IN

**Comments:** Hart Housing makes above average manufactured mobile homes. Their modular offering unfortunately appears to just be a glorified mobile home. The customization options are very limited there was trouble receiving home buyers information from them. You should seek another provider unless you are looking for a mobile home or if your budget is very limited. You will probably not be very comfortable with their modular homes. Hopefully they will improve over time.

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### **Haven Homes**

**Address:** 554 Eagle Valley Road, Beech Creek, PA, 16822

**Phone:** 570-962-2111 **Fax:** 570-962-3181

**URL:** [www.havenhomes.com](http://www.havenhomes.com) **Email:** [info@havenhomes.com](mailto:info@havenhomes.com)

**Builders/Dealers located in:** CT, DE, FL, GA, MA, MD, NC, NH, NJ, NY, OH, PA, RI, SC, VA, VT, WV

**Builder Network:** Over 50 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Haven Homes has been a manufacturer of quality modular homes since 1970. When you work with a local home builder to purchase a manufactured home, we can build a custom modular home for your project or you can choose from one of our existing modular home designs..."

**Company Founded:** 1970 **Avg. Yearly Construction:** 350

**Floorplans:** 20 floorplans **Customization:** Full customization

**Avg. Price Range:** \$100-\$150 **Delivery Range:** Eastern United States

**Factory Location(s):** Pennsylvania and South Carolina

**Warranty:** A comprehensive ten-year warranty on construction furnished by The Residential Warranty Corporation covers every new Haven home

**Comments:** Haven Homes builds above average modular homes, actually that is an understatement. They build custom floorplans for upscale clients. They have experience building million dollar mansions with modular technology. They also have a good selection of mid range homes. They are known for high quality solutions and have a good reputation amongst the builders that were interviewed. It was a pleasant experience dealing with their customer service.

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## **Heckaman Homes**

**Address:** 2676 E. Market Street, Nappanee, IN, 46550

**Phone:** 574-773-4167 **Fax:** 574-773-2546

**URL:** [www.heckamanhomes.com](http://www.heckamanhomes.com) **Email:** [info@heckamanhomes.com](mailto:info@heckamanhomes.com)

**Builders/Dealers located in:** IL, IN, MI, OH

**Builder Network:** Over 40 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...The company produces two product lines with over 50 floor plans. The Custom series includes ranch, cape cod and two-story homes. Custom series homes offer the home buyer a wide array of optional features, color selections and modifications. The Freedom series, while offering fewer options and features, provides the buyer a home that is of an equally high quality, but is more affordable..."

**Company Founded:** 1969 **Avg. Yearly Construction:** Over 400

**Floorplans:** Over 50 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$65-\$90 **Delivery Range:** 300 miles from factory

**Factory Location(s):** Nappanee, IN

**Comments:** Heckaman Homes targets the mid range modular home buyer. They are average modular homes that will blend in with most neighborhoods. They have been around a long time so they must be doing something right. But there was several problems getting information from them. It is a mystery why a company would make it so hard for a potential customer to deal with them.

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## **Heritage Homes**

**Address:** 1320 E 7th [East Hwy 35], Wayne, NE, 68787

**Phone:** 402-375-4770 **Toll Free:** 800-759-2782

**URL:** www.heritagehom.com

**Builders/Dealers located in:** CO, IA, KS, MN, MO, NE, SD, WY

**Builder Network:** Over 50 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "... All Heritage Homes are custom built and sold through a network of authorized Heritage Builder/Distributor. Since all our homes are custom built, the specifications and design features you select will determine your final investment. When designing your new Heritage Home with your local Heritage Builder, the choices are limited only by your imagination..."

**Company Founded:** 1978 **Avg. Yearly Construction:** 100-200

**Floorplans:** 25 floorplans **Customization:** Full customization

**Avg. Price Range:** \$70-\$100 **Delivery Range:** Rocky Mountain area

**Factory Location(s):** Wayne, NE

**Warranty:** Comprehensive one-year workmanship warranty plus each Heritage Home features a ten-year structural warranty from R.W.C. (Residential Warranty Corporation)

**Comments:** Heritage Homes provides truly above average homes. They are a solid option for anyone in their delivery range. They can handle custom floorplans and manufacture their own cabinets to ensure high quality. They have a solid reputation amongst the builders that were interviewed. This would be a very good option for mid-range. They are just starting to go after the upper-scale home buyers Their homes are not yet mansion quality but hopefully they soon will be.

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## **Hi-Tech Housing, Inc.**

**Address:** 19319 County Road 8, Bristol, IN, 46507

**Phone:** 574-848-5593 **Fax:** 574-848-5472

**URL:** www.hi-techhousing.com

**Builders/Dealers located in:** IL, IN, MI

**Builder Network:** Over 30 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...From the start, Hi-Tech Housing's goal has been to advance the manufactured housing industry into new frontiers. Hi-Tech Housing combines state-of-the-art home building products, innovations and procedures used by site-builders with the efficiencies of building a home in a factory where all aspects of construction - from framing to finishing - are monitored by experienced quality control specialists..."

**Company Founded:** 1992 **Avg. Yearly Construction:** Over 300

**Floorplans:** 40 floorplans **Customization:** No significant customization

**Avg. Price Range:** \$45-\$70 **Delivery Range:** 250 miles from factory

**Factory Location(s):** Bristol, IN

**Comments:** Hi-Tech Housing builds manufactured mobile homes and modular homes. Their mobile homes are very good for the manufactured home industry. Unfortunately their modular homes are ok but seem to be lacking when you compare them with other modular home manufacturers. They look like improved mobile homes and not like true custom built homes. Still if you do not have a big budget you should consider them since their modular homes are good for the entry level home buyer.

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### **Holly Park Homes**

**Address:** 51700 Lovejoy Drive, Middlebury, IN, 46540

**Phone:** 574-825-4206 **Toll Free:** 866-427-4676 **Fax:** 574-825-6106

**URL:** [www.holly-park.com](http://www.holly-park.com)

**Builders/Dealers located in:** IA, IL, IN, MI, MO, OH, WI

**Builder Network:** Over 20 builders **Home Styles:** Ranch

**From their website:** "...All of our homes are built with the highest level of quality and craftsmanship. The construction in progress in the factory is protected from wear, warping, and damage caused by elements and the framing of floors, walls and roof assemblies are done with precision instruments and steel fixtures. Our factory-squared panels assure plumb walls with windows and doors that fit and open precisely..."

**Company Founded:** 1964 **Avg. Yearly Construction:** Over 500

**Floorplans:** Over 50 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$65-\$90 **Delivery Range:** Midwest USA

**Factory Location(s):** Middlebury, IN

**Comments:** Holly Park is part of the IBS network of home builders. They produce great mobile homes and average modular homes. They have been increasing their focus towards modular homes which should help increase their quality and options available to home buyers. It is recommended that mid-range home buyers look into them and tour their facilities. They are definitely worth a consideration.

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### **Holmes Building Systems, LLC**

**Address:** 2863 Plank Rd., PO Box 520, Robbins, NC, 27325

**Phone:** 910-948-2516 **Fax:** 910-948-3045

**URL:** [www.holmesbuildingsystems.com](http://www.holmesbuildingsystems.com) **Email:** [holmej@earthlink.net](mailto:holmej@earthlink.net)

**Builders/Dealers located in:** DE, NC, SC, VA

**Builder Network:** Over 20 builders **Home Styles:** Ranch, Cape Cod

**From their website:** "...We offer homebuyers a wide range of flexible, attractive home styles with thoughtfully planned design features created to fit the way you

like to live. Whether you are looking for a cape, ranch or elegant two-story home, there is an HBS style sure to please you..."

**Company Founded:** 2004 **Avg. Yearly Construction:** 50-100

**Floorplans:** Over 30 floorplans **Customization:** No significant customization

**Avg. Price Range:** \$55-\$80 **Delivery Range:** MidAtlantic USA

**Factory Location(s):** Robbins, NC

**Comments:** Holmes Building Systems is a small modular operation in North Carolina. Being a smaller operation helps them to focus more on quality control. It is a good sign that they focus on only modular homes and not divide their attention on other products. If you are close to the factory you should consider touring it and learning more about them. They seem to be a good option for entry level to mid range home buyers.

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### **Homark Company**

**Address:** 100 Third Street, Red Lake Falls, MN, 56750

**Phone:** 218-253-2777 **Toll Free:** 800-382-1154 **Fax:** 218-253-2116

**URL:** www.homark.com **Email:** kevin@homark.com

**Builders/Dealers located in:** MN, ND, SD, WI

**Builder Network:** About 25 retailers **Home Styles:** Cape Cod

**From their website:** "...One of the earliest commitments was to build the best quality home possible while remaining competitive in the market place. Since that time, the factory has grown substantially in its production capacity and its work force..."

**Company Founded:** 1991 **Avg. Yearly Construction:** 200-300

**Floorplans:** About 25 floorplans **Customization:** Minimal customization

**Avg. Price Range:** \$70-\$100 **Delivery Range:** Great Lake area

**Factory Location(s):** Red Lake Falls, MN

**Comments:** Homark Company provides manufactured mobile homes and average modular homes. The modular floorplans that I was shown did not impress me much. It seems that the main focus is on their manufactured home lines which have a much larger variety. Homark is an employee owned company and this shows in their workmanship. I would recommend their manufactured mobile homes but I just don't feel comfortable recommending the modular homes since there are other providers that I prefer.

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### **Homebuilders Northwest**

**Address:** 1650 Salem Industrial Drive, Salem, OR, 97301

**Phone:** 503-391-8936 **Fax:** 503-391-8980

**URL:** homebuildersnorthwest.com **Email:** sales@homebuildersnorthwest.com

**Builders/Dealers located in:** CA, ID, OR, WA

**Builder Network:** About 10 home builders **Home Styles:** Ranch

**From their website:** "...We believe the strength of a company is its people, not its capacity, and that assuring the quality of our product is a prerequisite for long term success. We are aware that your investment in a new home is likely to be the most important decision you make in your lifetime. We also believe it is important that your needs are met, your expectations are fulfilled, and your investment is secure..."

**Company Founded:** 1994 **Avg. Yearly Construction:** Under 100

**Floorplans:** Over 25 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$55-\$75 **Delivery Range:** Pacific Northwest USA

**Factory Location(s):** Salem, OR

**Comments:** Homebuilders Northwest is a small modular home operation serving the Pacific Northwest. The quality of the homes seems to be acceptable but the displayed floorplans seem just like mobile homes (albeit very nice mobile homes). There was also several issues trying to receive information from them. Generally it can be better to deal with small operations since most smaller shops tend to pay closer attention to quality but it seems to not apply here.

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## **Homes By Keystone**

**Address:** 13338 Midvale Road, Waynesboro, PA, 17268-0069

**Phone:** 717-765-6639 **Toll Free:** 800-890-7926 **Fax:** 717-762-1106

**URL:** [www.homesbykeystone.com](http://www.homesbykeystone.com) **Email:** [info@homesbykeystone.com](mailto:info@homesbykeystone.com)

**Builders/Dealers located in:** MD, PA, VA, WV

**Builder Network:** About 10 home builders **Home Styles:** Ranch, Cape Cod

**From their website:** "...The Miller family continues its "hands-on" ownership tradition, working every day to assure that the craftsmanship Keystone is known for is constantly improved. Keystone's "Total Quality Management" (TQM) program focuses on investing in continuous improvements in building materials and construction technology to assure every Keystone home owner "a lifetime of built-in value."..."

**Company Founded:** 1966 **Avg. Yearly Construction:** 100-200

**Floorplans:** 10 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$60-\$85 **Delivery Range:** 250 miles from factory

**Factory Location(s):** Waynesboro, PA

**Warranty:** One year factory warranty on workmanship and structure. Ten year limited warranty by Residential Warranty Corporation.

**Comments:** Keystone Homes are above average homes for the entry level to mid range home buyers. They are a smaller operation that is often overlooked by the bigger operations in Pennsylvania but you should make sure to check them out. Their website and customer service was very good. This family owned

business definitely seems to take pride in their work. This is a solid option for home buyers within their limited delivery range.

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### **Homes of Merit**

**Address:** PO Box 2097, Lake City, FL, 32056

**Phone:** 386-755-3073 **Fax:** 386-752-9560

**URL:** [www.homes-of-merit.com](http://www.homes-of-merit.com) **Email:** [jtapley@championhomes.net](mailto:jtapley@championhomes.net)

**Builders/Dealers located in:** AL, FL, GA, SC

**Builder Network:** Over 100 retailers **Home Styles:** Manufactured Home

**From their website:** "...One of the things that enables us to build the best home values anywhere is the fact that design and building Homes of Merit is what we focus on. We don't sell Homes of Merit. You can come to our world headquarters in Lake City, Florida, schedule a CEC factory tour and watch us build Homes of Merit..."

**Company Founded:** 1974 **Avg. Yearly Construction:** Over 500

**Floorplans:** Over 35 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$50-\$80 **Delivery Range:** Gulf Coast Area

**Factory Location(s):** Bartow, FL; Lake City, FL

**Warranty:** Five year warranty

**Comments:** Homes of Merit is a very good provider of mobile homes at affordable prices. If you are looking for a custom modular home they are not for you. Their homes are targeted to entry level home buyers. They do provide a good warranty and you just might need it. You should try another manufacturer unless you can not afford a better option. Their homes just can not compare with the other modular homes available.

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### **Hoop Modular Building**

**Address:** 4415 Dogwood Lane, Redding, CA, 96003

**Phone:** 530-625-4551 **Toll Free:** 866-344-4623

**URL:** [www.hoopamodular.com](http://www.hoopamodular.com) **Email:** [info@hoopamodular.com](mailto:info@hoopamodular.com)

**Builders/Dealers located in:** AZ, CA

**Builder Network:** About 10 home builders **Home Styles:** Ranch, Cape Cod

**From their website:** "...The Hoopa vision is the development of a world class modular housing business that will produce residential and commercial buildings; provide a wide range of design and architectural services; and provide field construction services used in the construction of single and multifamily residential housing and light commercial structures..."

**Company Founded:** 2005 **Avg. Yearly Construction:** 50-100

**Floorplans:** 8 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$60-\$90 **Delivery Range:** 500 miles from factory

**Factory Location(s):** Hoopa/Redding, CA

**Comments:** Hoopa Modular homes are built on the Hoopa Indian Reservation. It was started to bring affordable housing job opportunities to the Indian reservation. This is a very new manufacturer and it has not yet establish itself. It would be nice for them to succeed but when you are looking to use a large percentage of your life savings to buy a home it is best to choose a manufacturer that has a proven track record of satisfied customers. At this time it is probably better to use another provider.

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### **Horton Homes**

**Address:** 101 Industrial Blvd., Eatonton, GA, 31024

**Phone:** 706-485-8506

**URL:** [www.hortonhomes.com](http://www.hortonhomes.com)

**Builders/Dealers located in:** AL, AR, FL, GA, KY, LA, MS, NC, SC, TN, TX, VA, WV

**Builder Network:** Over 100 retailers **Home Styles:** Cape Cod

**From their website:** "...Horton Homes, located in Eatonton, Georgia, is the leading producer of HUD code manufactured homes and modular homes at a single facility in the nation. Manufacturing three homes a week from an abandoned chicken house in 1970, Horton Homes has grown to a 100 acre facility, with a manufacturing capacity of 100 floors a day..."

**Company Founded:** 1970 **Avg. Yearly Construction:** Over 500

**Floorplans:** 5 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$50-\$80 **Delivery Range:** Southeast US

**Factory Location(s):** Eatonton, GA

**Comments:** Horton Homes focuses on manufactured mobile homes. They also build a few models of modular homes but their quality is closer to mobile homes than it is to traditional stick-built homes. They do a good job with mobile homes but their modular offering just does not compare with other manufacturers. And don't forget good quality modular homes are a smarter financial investment than mobile homes.

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### **Huntington Homes**

**Address:** 334 Fassett Rd., East Montpelier, VT, 05651

**Phone:** 802-479-3625

**URL:** [www.huntingtonhomesvt.com](http://www.huntingtonhomesvt.com)

**Builders/Dealers located in:** CT, MA, ME, NH, NY, RI, VT

**Builder Network:** Over 20 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Over the years we have built thousands of homes for

people who chose to work with a modular home manufacturer that would build a home of their design and stand behind that house once it was built. Huntington Homes is proud of the fact that most of our sales come to us by way of referrals from our satisfied customers. These referrals are the best indication that we are living up to our original commitment..."

**Company Founded:** 1978 **Avg. Yearly Construction:** 100-200  
**Floorplans:** Over 50 floorplans **Customization:** Full customization  
**Avg. Price Range:** \$70-\$100 **Delivery Range:** Northeast USA  
**Factory Location(s):** East Montpelier, VT

**Comments:** Huntington Homes is an above average modular home provider in Vermont. They are a good option for Northeast home buyers. Their homes look very good and will blend in any neighborhood. This is a superior modular home manufacturer and suitable for mid-range to upper scale home buyers. Their website is helpful with its many pictures of finished homes and the friendly customer service. This is a good possible manufacturer to all in their delivery range.

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### **Indiana Building Systems**

**Address:** 51700 Lovejoy Drive, Middlebury, IN, 46540  
**Phone:** 574-825-4206 **Toll Free:** 866-427-4676 **Fax:** 574-825-6106  
**URL:** indianabuildingsystems.com **Email:** info@indianabuildingsystems.com

**Builders/Dealers located in:** IL, IN, MI, MO, OH, WI  
**Builder Network:** Over 20 builders **Home Styles:** Ranch, Cape Cod  
**From their website:** "...To build a quality project we know that it is crucial to have experience and to be responsive to our customers needs from the beginning. As our partner, you benefit from our 30 years plus of industry experience. This experience, combined with an understanding of the modular industry, offers quality workmanship you require in a timely manner..."  
**Company Founded:** 1964 **Avg. Yearly Construction:** Over 500  
**Floorplans:** Over 80 floorplans **Customization:** Full customization  
**Avg. Price Range:** \$70-\$100 **Delivery Range:** Midwest USA  
**Factory Location(s):** Middlebury, IN

**Comments:** Indiana Building Systems produces above average modular homes. This is a good option for all Midwest home buyers. They are part of the large IBS network and have a long reputation of quality construction. Their customer service is just average. It is best if you contact them and make your own decision. They are worth at least a consideration.

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## **Integrity Building Systems**

**Address:** 2435 Housels Run Road, Milton, PA, 17847

**Phone:** 570-522-3600 **Fax:** 570-522-0074

**URL:** [www.integritybuild.com](http://www.integritybuild.com) **Email:** [sales@integritybuild.com](mailto:sales@integritybuild.com)

**Builders/Dealers located in:** CT, DE, MA, MD, NJ, NY, PA, VA, WV

**Builder Network:** Over 75 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Incorporated in May 1999, Integrity Building Systems is privately owned and operated by an experienced management team with more than 150 years combined experience in the modular housing industry. This experience shows through in our product and customer satisfaction..."

**Company Founded:** 1999 **Avg. Yearly Construction:** 100-200

**Floorplans:** 50 floorplans **Customization:** Full customization

**Avg. Price Range:** \$50-\$80 **Delivery Range:** Northeast USA

**Factory Location(s):** Milton, PA

**Comments:** Integrity Building Systems is providing above average modular homes. They offer full customization for upper scale home buyers. This is a good option for mid-range to upper scale home buyers. They have recently updated their facilities. The builders that were interviewed spoke well of the quality coming from Integrity Building Systems. It was started by seven housing industry veterans and it is apparent that they are using their knowledge. There are some glitches on their website but overall a good experience.

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## **Irontown Homes**

**Address:** 2202 S. Mountain Vista Lane, Provo, UT, 84606

**Phone:** 801-375-7486 **Toll Free:** 877-849-1215 **Fax:** 801-375-8399

**URL:** [www.irontownhomes.com](http://www.irontownhomes.com) **Email:** [sales@irontownhomes.com](mailto:sales@irontownhomes.com)

**Builders/Dealers located in:** AZ, CA, CO, ID, MT, NM, NV, OR, UT, WA, WY

**Builder Network:** N/A **Home Styles:** Ranch, Multifamily

**From their website:** "...Irontown Housing is a builder of custom modular homes in the Intermountain West. We have been in business for over 25 years and have established a reputation of constructing well built, quality custom homes for hundreds of customers all over the western United States. We take pride in the fact that many of our customers are referred to us by satisfied Irontown home owners..."

**Company Founded:** 1979 **Avg. Yearly Construction:** 100-200

**Floorplans:** Over 40 floorplans **Customization:** Full customization

**Avg. Price Range:** \$70-\$100 **Delivery Range:** Western USA

**Factory Location(s):** Provo, UT

**Comments:** Irontown Homes provides a wide variety of quality modular homes. These homes are available direct to consumers which is unusual but helpful in

that in helps gives consumers bargaining power with local builders. Needless to say local builders don't like this. Irontown also encourages customization which is again not usual but a good benefit to home buyers. Irontown homes should be considered by anyone near their factory. This is a good solid choice for mid range to upper scale home buyers.

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### **Jacobsen Homes**

**Address:** 600 Packard Court, Safety Harbor, FL, 34695

**Toll Free:** 800-843-1559

**URL:** [www.jachomes.com](http://www.jachomes.com) **Email:** [info@jachomes.com](mailto:info@jachomes.com)

**Builders/Dealers located in:** FL, GA

**Builder Network:** Over 25 builders **Home Styles:** qaz

**From their website:** "...We have strived over the years to use only the finest products and materials. People say there is a uniqueness about a Jacobsen Home that no other builder has matched. The reason is, no other builder has so successfully merged state-of-the-art engineering with the all-important, human touch. Special attention is given to every detail in each home that we build, to bring you the very best home at an affordable price..."

**Company Founded:** 1959 **Avg. Yearly Construction:** 800-1200

**Floorplans:** Over 25 floorplans **Customization:** Full customization

**Avg. Price Range:** \$40-60 **Delivery Range:** All of Florida

**Factory Location(s):** Safety Harbor, Florida

**Warranty:** 5 year warranty

**Comments:** Jacobsen is a great manufactured mobile home provider but they are not a good modular home provider. Their modular homes are very similar to their high quality manufactured mobile homes. This is good if your main concern is quality and not design or appearance. These are not very similar to stick-built homes. This is not to take away from the long history of Jacobsen and their reputation for good customer service. Their website is a good resource and is easy to navigate which is helpful since they have alot of information online to assist home buyers.

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### **Karsten Company**

**Address:** 1200 Wilco Road, Stayton, OR, 97383

**Toll Free:** 800-826-0150 **Fax:** 503-769-6022

**URL:** [www.thekarstenco.com](http://www.thekarstenco.com) **Email:** [info@thekarstenco.com](mailto:info@thekarstenco.com)

**Builders/Dealers located in:** AR, AZ, CA, CO, ID, KS, LA, MT, NM, NV, OK, OR, TX, UT, WA, WY

**Builder Network:** About 10 home builders **Home Styles:** Manufactured Home

**From their website:** "...Karsten Homes has the industry's first and only builder-

backed 10-year warranty. This extra protection guarantees your home and its major components to be free of defects in materials and workmanship during that all-important first year. Those components include plumbing, heating and cooling systems..."

**Company Founded:** 1997 **Avg. Yearly Construction:** 800-1200

**Floorplans:** Over 75 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$50-\$80 **Delivery Range:** Western US & Rocky Mountains

**Factory Location(s):** Albuquerque, New Mexico; Breckenridge, Texas; Sacramento, California; and Stayton, Oregon.

**Warranty:** 10-Year Warranty

**Comments:** Karsten homes are average providers of manufactured mobile homes. They claim to overbuild their homes for higher strength but after a mobile home moves at highway speeds its strength is probably not better than a stick-built home. They do also provide a small amount of modular homes but these homes do not seem to have a lot of appeal. It was also a hard time finding answers on their website. You should probably seek another provider. It was very hard to find reasons to be confident about their offerings.

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## **KBS Building Systems**

**Address:** 300 Park Street, South Paris, ME, 04281

**Phone:** 207-739-2400 **Fax:** 207-739-2223

**URL:** www.kbshomes.com

**Builders/Dealers located in:** MA, ME, NH, VT

**Builder Network:** About 15 home builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Our skilled team and our consistent, quality controlled building process generates savings for you because controlled construction saves time while it allows you to plan, project and control costs. When you purchase a home from KBS you can be assured of quality, value and on-time performance. Come and discover the KBS Quality Difference and why KBS is the leader in the Modular Home Industry..."

**Company Founded:** 2002 **Avg. Yearly Construction:** 100-200

**Floorplans:** 15 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$65-\$95 **Delivery Range:** New England

**Factory Location(s):** Maine

**Comments:** KBS Building Systems is a provider of nice modular homes. These homes will blend in well in any New England neighborhood. Their specifications are good but still similar to others in the region. New England has many good choices for modular homes and KBS should be included on that list. They are a newer provider and are still working on establishing a good reputation. As you compare them with others their lack of established reputation may make a

difference to you. It is annoying the small amount of information online. Hopefully they will expand the website soon.

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### **Keiser Industries**

**Address:** 56 Mechanic Falls Road, Oxford, ME, 04270

**Phone:** 207-539-8883 **Fax:** 207-539-4446

**URL:** www.keisermaine.com **Email:** info@keisermaine.com

**Builders/Dealers located in:** ME

**Builder Network:** About 20 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...We are the logical Company to work with to make your building process understandable, predictable, and expected. We are the Company who places value on honesty, a handshake, and lifelong relationships with our builders, and our suppliers..."

**Company Founded:** 2005 **Avg. Yearly Construction:** 200-300

**Floorplans:** Over 25 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$70-\$100 **Delivery Range:** New England

**Factory Location(s):** Maine

**Comments:** Keiser Industries provides above average modular homes that will blend in well with stick-built homes. They successfully finished a large project on Martha's Vineyard Island. If your homes are accepted on Martha's Vineyard (where the average home costs over \$1 million) you know these are good homes. Their website has specifications and a photo gallery. The builders that were interviewed all spoke highly of Keiser homes. This is a good choice for any modular home builder in the New England area.

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### **Kintner Modular Homes, Inc.**

**Address:** 608 SR 6W, Tunkhannock, PA, 18657

**Phone:** 570-836-9755 **Fax:** 570-836-9748

**URL:** www.kmhi.com

**Builders/Dealers located in:** PA

**Builder Network:** N/A **Home Styles:** Ranch, Colonial

**From their website:** "...We custom design plans and have complete packages available which include well, septic, driveways, etc. We offer professional service before, during, and after the sale. KMHI has hundreds of satisfied customers. References from customers and/or vendors/contractors are available..."

**Company Founded:** 1972 **Avg. Yearly Construction:** 100-200

**Floorplans:** 10 floorplans **Customization:** Full customization

**Avg. Price Range:** \$50-\$80 **Delivery Range:** Northeastern PA

**Factory Location(s):** Pennsylvania

**Warranty:** Ten year warranty with each home

**Comments:** KMHI is a provider of average modular homes in a region that has many above average providers. Their homes are acceptable but in Pennsylvania there are so many other providers with more choices that you should look at them first. If you are in Northeastern Pennsylvania you may find KMHI a better price option. You should decide if want to spend a few more dollars for a more impressive modular home. It is hard to be disappointed with the many modular home choices in Pennsylvania.

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### **Kit Homebuilders West**

**Address:** PO Box 250, Caldwell, ID, 83606-0250

**Phone:** 208-454-5000 **Fax:** 208-455-3274

**URL:** [www.kitwest.com](http://www.kitwest.com)

**Builders/Dealers located in:** CA, CO, ID, MT, NV, OR, UT, WA, WY

**Builder Network:** About 30 retailers **Home Styles:** Manufactured Home

**From their website:** "...KIT HomeBuilders West, LLC continues a tradition that was started by its predecessors in 1945. Having housed thousands of families over the past number of years, we are excited about providing housing opportunities for the families of today and tomorrow! Today, KIT HomeBuilders West, LLC is proudly an Idaho-based company made up of team members committed to building high value homes..."

**Company Founded:** 1945 **Avg. Yearly Construction:** 300-400

**Floorplans:** Over 75 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$40-\$70 **Delivery Range:** Western USA

**Factory Location(s):** Caldwell, ID

**Comments:** Kit Homebuilders is a provider of manufactured mobile homes. They seem to target the entry level and mid range markets. Their homes are good when compared with other mobile homes but it is not fair to compare them with stick-built homes and the customization that can be achieved with those homes. If you are looking for a good value then Kit homes could be a good choice for you. If you are looking for a modular home that will blend in with stick-built homes then you should look at other home builders.

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### **Laurel Creek Homes**

**Address:** 1635 South 43rd Ave, Phoenix, AZ, 85009

**Toll Free:** 877-369-4602

**URL:** [www.laurelcreekhomes.com](http://www.laurelcreekhomes.com) **Email:** [info@laurelcreekhomes.com](mailto:info@laurelcreekhomes.com)

**Builders/Dealers located in:** AZ, CA, CO, ID, MT, NM, NV, OR, UT, WA

**Builder Network:** About 10 home builders **Home Styles:** Manufactured Home

**From their website:** "...A manufactured home by Laurel Creek is a luxury home

designed to meet your everyday living needs and exceed your expectations. We understand that certain amenities, such as a dishwasher, garbage disposal, and a large refrigerator, are essential to running your household on a daily basis. You'll be happy to know that these are considered standard features in all our homes..."

**Company Founded:** 2005 **Avg. Yearly Construction:** 200-300

**Floorplans:** About 5 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$60-\$90 **Delivery Range:** Western USA

**Factory Location(s):** California

**Warranty:** 10 year structural warranty

**Comments:** Laurel Creek Homes divides their focus between manufactured mobile homes and modular homes. The end result is that their modular homes tend to resemble mobile homes. Which is unfortunate since this new player in the manufactured housing industry has some good fresh ideas and designs. They are not recommended right now but if they continue to come up fresh designs and work hard to establish a reputation of quality workmanship that may change over time.

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## **Liberty Homes**

**Address:** 1101 Eisenhower Dr. N., Goshen, IN, 46527

**Phone:** 574-533-0431

**URL:** [www.libertyhomesinc.com](http://www.libertyhomesinc.com)

**Builders/Dealers located in:** AL, AR, CA, CO, FL, GA, IA, ID, IL, IN, KS, KY, LA, ME, MI, MN, MO, MS, MT, ND, NE, NH, NJ, NM, NY, OH, OK, OR, PA, UT, VA, WA, WI, WY

**Builder Network:** Over 100 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...All Liberty homes are constructed of many of the same materials as, yet enjoy many advantages over, site built homes. Our manufactured homes are built in a controlled indoor (factory) environment so obstacles such as adverse weather do not affect the construction or quality of your finished home. Liberty Homes' craftsmen, many of whom are long-term employees, can build homes year round to provide Liberty's customers with a home at the homeowner's, rather than the builder's, convenience..."

**Company Founded:** 1941 **Avg. Yearly Construction:** Over 500

**Floorplans:** Over 100 floorplans **Customization:** Customization is allowed

**Avg. Price Range:** \$50-\$100 **Delivery Range:** Nationwide

**Factory Location(s):** Alabama, Indiana, Kansas, North Carolina, Oregon, Wisconsin

**Comments:** Liberty Homes is one of the biggest and oldest providers of manufactured homes. They provide manufactured homes and modular homes across the country. It is hard to review a company this large since it has so many different options. They are definitely worth a look and they have the capability to

build a great home for any type of home buyer. They have recently added some nice new designs to their modular line.

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### **Liscott Custom Homes**

**Address:** 1160 Caprice Drive, Castle Rock, CO, 80104

**Phone:** 303-688-1724

**URL:** [www.liscott.com](http://www.liscott.com) **Email:** [info@liscott.com](mailto:info@liscott.com)

**Builders/Dealers located in:** CO

**Builder Network:** N/A **Home Styles:** Ranch, Colonial, Cape Cod, Multifamily

**From their website:** "...The homes are built to meet or exceed the minimum standard of the Uniform Building Code (UBC), the International Building Code (IBC) and the International Residential Code (IRC) issued by the State of Colorado. Each builder will provide at least a one-year full warranty. The cost per square foot is generally 20-30% less than "on-site" construction and takes 50% less time. The appraised value on your new home will instantly build equity, meaning more money in your pocket!..."

**Company Founded:** 1990 **Avg. Yearly Construction:** 50-100

**Floorplans:** Over 50 floorplans **Customization:** Customization is allowed

**Avg. Price Range:** \$50-\$100 **Delivery Range:** Colorado

**Factory Location(s):** Western USA

**Comments:** Liscott is a home builder that is representing several modular home providers for the Colorado area. They offer good customer service and a variety of options for modular home buyers. If you are interested in a modular home and need a local builder for Colorado you should speak with the people at Liscott, they are well experienced with modular homes.

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### **Magnolia Homes**

**Address:** 982 Rundell Road, Gering, NE, 69341

**Phone:** 308-436-3131

**URL:** [www.magnoliahomes.biz](http://www.magnoliahomes.biz)

**Builders/Dealers located in:** CO, NE, SD, UT, WY

**Builder Network:** Over 30 retailers **Home Styles:** Ranch

**From their website:** "...Years ahead of its time, this new facility allowed modular homes to be constructed in one piece. Building the home together, then separating it for shipment, guarantees a proper fit when it is installed on site. This "marriage wall" style of construction, pioneered by Magnolia Homes, is still used today and elevates Magnolia's reputation as an industry leader..."

**Company Founded:** 1958 **Avg. Yearly Construction:** 300-400

**Floorplans:** 6 different home lines **Customization:** Limited customization

**Avg. Price Range:** \$40-\$70 **Delivery Range:** Rocky Mountain area

**Factory Location(s):** Gering, NE

**Comments:** Magnolia Homes is an above average builder of manufactured mobile homes. Unfortunately their modular homes seem to be only average. This smaller company divides their attention between mobile homes and modular which results in unimpressive modular homes. If you are an entry level or mid range home buyer you may want to check them out but they are not a top favorite in the marketplace.

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**Manis Custom Builders** 

**Address:** 16620 Airbase Road, Maxton, NC, 28364

**Phone:** 910-844-1105 **Fax:** 910-844-1106

**URL:** maniscustombuilders.com **Email:** mmckeithan@maniscustombuilders.com

**Builders/Dealers located in:** GA, NC, SC, TN, VA

**Builder Network:** N/A **Home Styles:** Ranch, Colonial

**From their website:** "...Manis Custom Builders is dedicated to providing our modular home and custom building customers the very best product for their hard earned dollar. We believe cosmetic changes can be made many times over the life of your home, but, quality construction must be built in. While developing each home, we tried to consider every aspect of living in that home, then, we tried to incorporate standard features..."

**Company Founded:** 2002 **Avg. Yearly Construction:** 200-300

**Floorplans:** 10 floorplans **Customization:** Full customization

**Avg. Price Range:** \$60-\$90 **Delivery Range:** Southeast US

**Factory Location(s):** North Carolina

**Comments:** Manis homes are built to a higher specifications and look to be above average modular homes. The few examples they showed are impressive but their website is a trainwreck and very hard for consumers to navigate. They are a smaller operation with many experienced staff members who have been involved with modular homes for many years. They would be a good option for modular home buyers. Despite sometime frustrating customer service, their experienced building staff and high specifications earn them a good rating.

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**Manorwood Homes** 

**Address:** 46 Pleasant Valley Road Route 443 East, Pine Grove, PA, 17963

**Phone:** 570-345-0387

**URL:** www.manorwoodhomes.com **Email:** info@manorwoodhomes.com

**Builders/Dealers located in:** CT, DE, MA, MD, ME, NC, NH, NJ, NY, OH, PA, RI, VA, VT, WV

**Builder Network:** Over 50 retailers **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Every Manorwood home is handcrafted by skilled carpenters, electricians and plumbers in a climate-controlled environment and constructed with the latest techniques and highest standards. All materials are protected from the weather and homes are assembled to exacting specifications. Throughout each phase of the construction process, Manorwood's quality assurance team monitors workmanship to guarantee the highest standards..."

**Company Founded:** 1993 **Avg. Yearly Construction:** 300-400

**Floorplans:** Over 60 floorplans **Customization:** Customization is allowed

**Avg. Price Range:** \$60-\$90 **Delivery Range:** Northeast US

**Factory Location(s):** Pennsylvania

**Warranty:** One year of coverage on workmanship, and ten years of coverage on major structural components.

**Comments:** Manorwood Homes is part of Commodore Homes and builds above average modular homes. They are an established provider with a good reputation for solid workmanship. It was very pleasant dealing with their customer service as well as using their website with the online floorplans. This is a company worth considering. These homes are above average quality and look very good. They can match up against stick-built homes very well. The builders interviewed spoke highly of the quality control process Manorwood uses.

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### **Manufactured Housing Enterprises**

**Address:** 09302 SR #6, Bryan, OH, 43506

**Phone:** 419-636-4511

**URL:** [www.mheinc.com](http://www.mheinc.com) **Email:** [info@mheinc.com](mailto:info@mheinc.com)

**Builders/Dealers located in:** OH

**Builder Network:** N/A **Home Styles:** Cape Cod

**From their website:** "...The bottom line to every home we manufacture is having the home completely designed, engineered and approved before we begin our building process. Manufactured Housing Enterprises, Inc., uses top quality products to build top quality homes. We are proud of the homes we build and you will be proud of your home also..."

**Company Founded:** 1965 **Avg. Yearly Construction:** 50-100

**Floorplans:** Over 40 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$50-\$80 **Delivery Range:** Midwest USA

**Factory Location(s):** Bryan, OH

**Comments:** Manufactured Housing Enterprises just started a new modular housing division. The floorplans and computer images look nice but it is too early to judge the quality of these modular homes. Since they just started you may be able to negotiate a better rate since they have not yet established a reputation with their modular homes. Just make sure you use an experienced local modular home builder if you pick them as the manufacturer of your modular home.

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## **Marlette Homes**

**Address:** PO Box 447, Herndon, VA, 20172-0447

**Toll Free:** 800-398-0234

**URL:** [www.marlettehomes.com](http://www.marlettehomes.com) **Email:** [info@marlettehomes.com](mailto:info@marlettehomes.com)

**Builders/Dealers located in:** CA, ID, MT, NV, OR, UT, WA, WY

**Builder Network:** Over 100 retailers **Home Styles:** Manufactured Home

**From their website:** "...Marlette Homes is a leader in building the home of your choice, in a controlled setting, with a skilled, fully trained workforce, protected from the weather everyday thereby preventing any unforeseen delays. A modular home is built to the same stringent site-built building codes and considered to be the same in the zoning and financing processes..."

**Company Founded:** 1965 **Avg. Yearly Construction:** 200-300

**Floorplans:** Over 25 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$50-\$80 **Delivery Range:** Western USA

**Factory Location(s):** Herndon, VA

**Comments:** Marlette Homes is a provider of above average manufactured mobile homes. They are a part of the Clayton network and have many resources behind them. They are a good option if you are looking for a mobile home but not a good option if you are looking for a modular home or alternative to stick-built homes. Marlette homes will not blend in well with other stick-built homes. It is recommended that you seek a provider of modular homes if you want your home to blend in with stick-built home appearances.

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## **Mascot Homes**

**Address:** 3809 Sunset Blvd., West Columbia, SC, 29169

**Phone:** 803-794-4725

**URL:** [www.mascothomesinc.com](http://www.mascothomesinc.com)

**Builders/Dealers located in:** GA, NC, SC, TN, VA, WV

**Builder Network:** About 30 dealers **Home Styles:** Ranch, Colonial, Multifamily

**From their website:** "...Mascot's modular homes seem indistinguishable from traditional homes and are compatible with any neighborhood architectural style, yet they offer so many more benefits to you..."

**Company Founded:** 1965 **Avg. Yearly Construction:** 200-300

**Floorplans:** 10 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$60-\$90 **Delivery Range:** Southeast US

**Factory Location(s):** West Columbia, SC

**Comments:** Mascot Homes is a provider of good average modular homes. They lack some of the features that premium modular home manufacturers offer but Mascot Homes focus more on affordability. This is a good option for entry level

modular home buyers to consider. They provide quality homes with all of the standard needs most home buyers look for.

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### **Mid-Atlantic Builders**

**Address:** 967 NC Hwy 21 East, Candor, NC, 27229

**Phone:** 910-974-9000 **Fax:** 910-974-9006

**URL:** [www.midatlanticbuilding.com](http://www.midatlanticbuilding.com) **Email:** [info@midatlanticbuilding.com](mailto:info@midatlanticbuilding.com)

**Builders/Dealers located in:** FL, GA, NC, SC, TN, VA

**Builder Network:** N/A **Home Styles:** Colonial, Cape Cod, Multifamily

**From their website:** "...Mid-Atlantic Building Systems, Inc. is a North Carolina Corporation owned and operated by licensed North Carolina builders who realize the advantages of building with "Systems Built" structures. New company utilizing state of the art building facility. Providing quality built residential, commercial and multi-family structures. Innovative designs and floor plans for the growing needs of today's builders..."

**Company Founded:** 2005 **Avg. Yearly Construction:** 50-100

**Floorplans:** 35 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$60-\$90 **Delivery Range:** Southeast US

**Factory Location(s):** N/A

**Comments:** Mid Atlantic Building Systems provides modular homes for Southeast US. The builders did not speak highly of Mid-Atlantic. The homes seem average and the customer service seems to have had some issues in the past. There were some problems getting answers from their website. It is not comforting to not be able to easily find good things about a provider. This one should probably be skipped.

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### **Mod-U-Kraf Homes, Inc.**

**Address:** P. O. Box 573, Rocky Mount, VA, 24151

**Phone:** 540-483-0291 **Fax:** 540-483-2228

**URL:** [www.mod-u-kraf.com](http://www.mod-u-kraf.com) **Email:** [frankh@mod-u-kraf.com](mailto:frankh@mod-u-kraf.com)

**Builders/Dealers located in:** DE, GA, KY, MD, NC, OH, PA, SC, TN, VA, WV

**Builder Network:** Over 20 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Mod-u-kraf modular homes with standard home plans, custom built homes, multi-family, special projects and accessible Mod-u-kraft housing..."

**Company Founded:** 1971 **Avg. Yearly Construction:** 200-300

**Floorplans:** Over 50 floorplans **Customization:** Full customization

**Avg. Price Range:** \$50-\$100 **Delivery Range:** Mid Atlantic USA

**Factory Location(s):** Rocky Mount, VA

**Comments:** Mod-U-Kraf homes are above average modular homes and providers of commercial modular projects. They are a good option for mid range and upper scale home buyers since Mod-U-Kraf can build full custom homes that will match the quality and appearance of stick-built homes. Mod-U-Kraf also benefits from its relationship with Coachmen since those extra resources allow it to have better financial stability. This is a very good option for modular home buyers in or near to Virginia.

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**Modular Building Innovations, LLC** 

**Address:** 301 County Road #230, Walsenburg, CO, 81089

**Phone:** 719-738-1114 **Fax:** 719-738-0473

**URL:** [www.modularbuildinginnovations.com](http://www.modularbuildinginnovations.com)

**Email:** [info@modularbuildinginnovations.com](mailto:info@modularbuildinginnovations.com)

**Builders/Dealers located in:** AZ, CO, KS, NM, TX, UT, WY

**Builder Network:** N/A **Home Styles:** Ranch

**From their website:** "...Homes by Modular Building Innovations, LLC. meet and exceed national, state and local codes. They are custom built to the builders' or customers' design specifications. They are not "cookie cutter homes", nor are they manufactured or "HUD" code homes. These homes are being placed in Santa Fe, NM. Vail, Aspen, Telluride, Steamboat Springs and Granby, CO and elsewhere..."

**Company Founded:** 2000 **Avg. Yearly Construction:** 100-200

**Floorplans:** 10 floorplans **Customization:** Full customization

**Avg. Price Range:** \$60-\$90 **Delivery Range:** Rocky Mountain area

**Factory Location(s):** Walsenburg, CO

**Comments:** Modular Building Innovations is a provider of average modular homes. They are a newer provider so it is hard to accurately rate them. It was difficult finding useful information from their website and very disappointing with the lack of detailed floorplans. The research did not discover enough evidence to be comfortable with recommending them. If you are in Colorado you may consider visiting them and deciding for yourself but it is probably better to sit on the sideline until they have a more established track record.

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**Modular Concepts LLC** 

**Address:** 666 Summer Street, Stamford, CT, 06901

**Phone:** 203-966-8049 **Fax:** 203-327-5127

**URL:** [modularconcepts-llc.com](http://modularconcepts-llc.com) **Email:** [modularandmore@att.net](mailto:modularandmore@att.net)

**Builders/Dealers located in:** CT, NJ, NY

**Builder Network:** N/A **Home Styles:** Colonial

**From their website:** "...We work closely with architects who specialize in

modular construction. This allows us to customize your dream home. If you have your own plans, we will duplicate these plans for you using modular, panelized or stick construction depending on the circumstances and which mode of construction works best for you..."

**Company Founded:** 2000 **Avg. Yearly Construction:** 50-100

**Floorplans:** N/A **Customization:** Full customization

**Avg. Price Range:** \$80-\$110 **Delivery Range:** Southern Connecticut

**Factory Location(s):** Pennsylvania

**Comments:** Modular Concepts is a leading builder of modular homes for Fairfield County in Connecticut and Westchester County in New York. They represent several modular home manufacturers and can provide a variety of services. They are experienced in servicing upper scale clients and have worked on many million dollar homes. They are a good local resource for their area.

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### **Modular One, LLC**

**Address:** 1884 Mines Road, Pulaski, TN, 38478

**Phone:** 931-424-7305 **Fax:** 931-424-7308

**URL:** [www.modularone.net](http://www.modularone.net) **Email:** [jmcgee@modularone.net](mailto:jmcgee@modularone.net)

**Builders/Dealers located in:** AL, AR, FL, GA, IL, KY, LA, MO, MS, NC, SC, TN, TX, VA, WV

**Builder Network:** 10 builders **Home Styles:** Cape Cod

**From their website:** "...We have a wide variety of homes for you to choose and search from, and offer many options on each, so you get what you want. We have many collections of homes to fit any budget, but our construction methods and efficiency make the costs much lower for us and you! Also, we would be glad discussing customization of any home you choose..."

**Company Founded:** 2003 **Avg. Yearly Construction:** 200-300

**Floorplans:** Over 40 floorplans **Customization:** Full customization

**Avg. Price Range:** \$50-\$80 **Delivery Range:** Southeast US

**Factory Location(s):** Pulaski, TN

**Comments:** Modular One homes are good but still just an average modular home. It is good that their specifications are higher than others and also that they pay close attention to energy efficiency which will save home owners money. A big issue is with their floorplans. Their floorplans are not very impressive. They would be great when compared with mobile homes but these designs would have a harder time when compared with stick-built homes. They are a good value and recommended for entry level to mid range home buyers.

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## **Moduline International**

**Address:** 1175 Railway Street, Penticton, BC, Canada, V2A 6K3

**Phone:** 250-493-0122 **Fax:** 250-493-0133

**URL:** www.moduline.ca **Email:** bcsales@moduline.ca

**Builders/Dealers located in:** ID, MN, MT, ND, OR, SD, WA, WY

**Builder Network:** Over 40 retailers **Home Styles:** Manufactured Home

**From their website:** "...Over 37 years of residential design and construction experience have earned Moduline Industries a reputation for excellence in the manufactured housing market. During this time, our facilities have produced over 30,000 homes. We ensure that our homes meet the high standards set by discerning buyers. Built by Western Canada's leading manufacturer, quality is evident throughout..."

**Company Founded:** 1969 **Avg. Yearly Construction:** Over 700

**Floorplans:** Over 40 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$50-\$80 **Delivery Range:** Pacific Northwest USA

**Factory Location(s):** British Columbia, Canada

**Warranty:** 10 year warranty

**Comments:** Moduline International is producing high quality homes from Canada. Their basic website is not impressive but that might be because Moduline is too busy working on their homes. They focus more on manufactured mobile homes and these are some of the best manufactured homes. They are very well insulated and constructed. The builders were very happy with Moduline and gave their homes a thumbs up. This is a good option for entry level and mid range home buyers looking for a good value.

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## **MSI of PA, Inc.**

**Address:** 1910 N. Old Trail, Selingsgrove, PA, 17870

**Phone:** 570-743-2012 **Toll Free:** 888-674-6372 **Fax:** 570-743-2018

**URL:** www.msiofpa.com **Email:** msi@msiofpa.com

**Builders/Dealers located in:** CT, MA, MD, ME, MI, NC, NH, NJ, NY, OH, PA, RI, VA, VT, WV

**Builder Network:** 70 plus **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...As a small company, we can offer personal service that larger modular home builders cannot. We pride ourselves on being a builder-friendly manufacturer, and home builders can reach our engineers easily to ensure that home buyers get exactly what they want. ..."

**Company Founded:** 1991 **Avg. Yearly Construction:** 220-250

**Floorplans:** 100 plus **Customization:** Full customization

**Avg. Price Range:** \$75-\$105 **Delivery Range:** New England to Mid Atlantic

**Factory Location(s):** Selingsgrove, PA

**Warranty:** 1 year factory and optional 10yr. structural

**Comments:** MSI of PA is a better than average modular home provider. They offer a wide selection of modular home floorplans with the largest one having over 4200 square feet. Their website has good information including the specific home floorplans. They are a good choice for middle market home buyers with their off frame modular homes that will blend in perfectly with any stick-built home. Their 91 page product guide which is available online shows the high quality products they will use building your home.

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## **Muncy Homes**

**Address:** 1567 PA Route 442 East, Muncy, PA, 17756

**Phone:** 570-546-2261 **Fax:** 570-546-5903

**URL:** [www.muncyhomes.com](http://www.muncyhomes.com) **Email:** [mclementoni@muncyhomesinc.com](mailto:mclementoni@muncyhomesinc.com)

**Builders/Dealers located in:** CT, DE, MA, MD, ME, NH, NJ, NY, PA, RI, VA, VT, WV

**Builder Network:** Over 20 builders **Home Styles:** Ranch, Colonial, Cape Cod  
**From their website:** "...A large selection of well-designed floorplans are offered from basic traditional ranches to elegant two story colonials. Also, customized plans can be engineered and developed to precisely meet your buyers needs..."

**Company Founded:** 1973 **Avg. Yearly Construction:** Over 500

**Floorplans:** About 100 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$65-\$100 **Delivery Range:** Northeast

**Factory Location(s):** Muncy, PA

**Warranty:** 1 year manufacturers warranty

**Comments:** Muncy Homes is an average modular home provider. The floorplans are nice and suitable for entry level and mid range home buyers. They are not recommended for upper scale home buyers. Their photo gallery and floorplans are helpful but it is disappointing to have so much difficulty in learning about their building specifications.

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## **Nashua Homes**

**Address:** PO Box 170008, Boise, ID, 83717

**Phone:** 208-345-0222 **Fax:** 208-345-1144

**URL:** [nashuahomesofidaho.com](http://nashuahomesofidaho.com) **Email:** [nashua@nashuahomesofidaho.com](mailto:nashua@nashuahomesofidaho.com)

**Builders/Dealers located in:** AZ, CA, CO, ID, MT, NV, OR, UT, WA, WY

**Builder Network:** About 40 dealers **Home Styles:** Manufactured Home

**From their website:** "...Nashua Homes of Idaho is dedicated to producing the finest home in the northwest. We start with the finest lumber and materials, and assemble your home in one of the largest, most modern indoor facility west of the Mississippi River to guarantee the finest quality home possible. When you are

looking for a home "You Can Be Proud To Own", look no further than Nashua Homes of Idaho..."

**Company Founded:** 1956 **Avg. Yearly Construction:** 400-500  
**Floorplans:** About 40 floorplans **Customization:** Limited customization  
**Avg. Price Range:** \$50-\$75 **Delivery Range:** Western USA  
**Factory Location(s):** Boise, ID

**Comments:** Nashua Homes is a provider of manufactured mobile homes. They have a long reputation of satisfied customers, so if you are in the market for a manufactured home you should contact Nashua Homes for more information. These homes may have difficulty blending into certain upscale neighborhoods. If you are looking for a custom modular home than you should look elsewhere. This is a good solution for people seeking a nice value on a manufactured home.

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### **Nationwide Homes**

**Address:** 1100 Rives Road, Martinsville, VA, 24115  
**Toll Free:** 800-216-7001 **Fax:** 276-666-2537  
**URL:** [www.nationwide-homes.com](http://www.nationwide-homes.com) **Email:** [info@nationwide-homes.com](mailto:info@nationwide-homes.com)

**Builders/Dealers located in:** FL, GA, KY, MD, NC, OH, PA, SC, TN, VA, WV  
**Builder Network:** Over 60 builders **Home Styles:** Ranch, Colonial, Cape Cod  
**From their website:** "... a leading builder of modular single family homes, commercial structures, multi-family residences, and remodeling additions with a reputation for high quality, design flexibility, and innovative marketing..."  
**Company Founded:** 1959 **Avg. Yearly Construction:** Over 500  
**Floorplans:** Over 75 floorplans **Customization:** Full customization  
**Avg. Price Range:** \$45-\$75 **Delivery Range:** Mid Atlantic & Southeast USA  
**Factory Location(s):** Arabi, GA; Siler City, NC; Martinsville, VA  
**Warranty:** Standard one year warranty

**Comments:** Nationwide Homes is a premium provider of modular homes. They are one of the leaders in the industry and have a well established reputation of satisfied customers. The builders all spoke highly of Nationwide. If you are considering a modular home, it is recommended that you place Nationwide Homes on your list. They provide a wide variety of homes from entry level to modular mansions.

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### **New Castle Homes**

**Address:** 3105 N Hwy 291, Harrisonville, MO, 64701  
**Phone:** 816-884-3550 **Toll Free:** 800-886-7549  
**URL:** [www.nch.net](http://www.nch.net) **Email:** [dmyers@nch.net](mailto:dmyers@nch.net)

**Builders/Dealers located in:** MO

**Builder Network:** N/A **Home Styles:** Ranch

**From their website:** "...New Castle Homes has provided housing for more than 3,000 families over the last 28 years, and has sold to many members of the same family over and over. Referrals are a large part of our business and we take seriously the decision you are about to make about your home. From the beginning step of gathering information to the final step of moving in, we will be there to help you in any way we can..."

**Company Founded:** 1976 **Avg. Yearly Construction:** 150-200

**Floorplans:** About 15 floorplans **Customization:** No significant customization

**Avg. Price Range:** \$65-\$100 **Delivery Range:** Missouri

**Factory Location(s):** N/A

**Comments:** New Castle Homes is a provider of manufactured homes for the Missouri area. They represent Commodore Homes and Dutch Housing. They do not provide modular homes or customization.

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**New England Homes, Inc.** 

**Address:** 270 Ocean Road, Greenland, NH, 03840

**Toll Free:** 800-800-8831 **Fax:** 603-436-8540

**URL:** [www.newenglandhomes.net](http://www.newenglandhomes.net) **Email:** [info@newenglandhomes.net](mailto:info@newenglandhomes.net)

**Builders/Dealers located in:** ME, NH, VT

**Builder Network:** Over 50 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...New England Homes has received the Torch Award from the Better Business Bureau of New Hampshire. The purpose of the Torch Award is to recognize for-profit businesses in New Hampshire who are committed to maintaining exceptional standards of ethical behavior in buyer and seller relationships..."

**Company Founded:** 1961 **Avg. Yearly Construction:** 200-300

**Floorplans:** Over 60 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$70-\$100 **Delivery Range:** New England

**Factory Location(s):** Greenland, NH

**Comments:** New England Homes provides quality modular homes. Their building specifications are better than many others and they are rated as an above average modular manufacturer. This would be a good option for mid range home buyers. The floorplans and appearances would blend well in any neighborhood. It is recommended that you contact them for more information if you are in their delivery range.

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**New Era Building Systems** 

**Address:** 451 Southern Ave., Strattanville, PA, 16258

**Phone:** 814-764-5581

**URL:** www.new-era-homes.com **Email:** info@new-era-homes.com

**Builders/Dealers located in:** CT, DE, IL, IN, MA, MD, ME, MI, NC, NH, NJ, NY, PA, RI, SC, VA, VT, WI, WV

**Builder Network:** Over 30 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "... New Era home welcomes the family with comfort, elegance, and style to a new way of living, living the New Era Lifestyle. We look forward to building your dream and invite you to join our ever growing family of satisfied customers that live the New Era Lifestyle everyday..."

**Company Founded:** 1992 **Avg. Yearly Construction:** 200-300

**Floorplans:** Over 40 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$80-\$110 **Delivery Range:** Eastern United States

**Factory Location(s):** Strattanville, PA

**Comments:** New Era Building Systems provides three levels of prefabricated homes. They have an entry level and upper scale level of modular homes as well as a manufactured mobile home line. New Era homes have a higher standard building specifications than many other manufacturers. They do not have as many customization opportunities available though. They are recommended for any entry level or mid range modular home buyer.

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### **Norse Homes**

**Address:** 1100 Barnett Road, Ladysmith, WI, 54848

**Toll Free:** 800-960-7738 **Fax:** 715-532-0660

**URL:** www.norsehomes.com

**Builders/Dealers located in:** MN, WI

**Builder Network:** N/A **Home Styles:** Ranch, Colonial

**From their website:** "...Norse Homes builds customized systems-built homes using a state-of-the-art design and construction process. We make homebuilding easier and faster, without sacrificing quality and features..."

**Company Founded:** 1970 **Avg. Yearly Construction:** 100

**Floorplans:** N/A **Customization:** No significant customization

**Avg. Price Range:** \$80-\$110 **Delivery Range:** 300 miles from factory

**Factory Location(s):** Ladysmith, WI

**Comments:** Norse Homes is an average modular home builder. They offer customization and upgrade options. Not enough builders could vouch for their quality so they are not recommended at this time.

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### **North American Housing Corp.**

**Address:** 5724 Industry Lane, Frederick, MD, 21704

**Phone:** 301-694-9100 **Fax:** 301-694-7570

**URL:** www.northamericanhousing.com **Email:** info@northamericanhousing.com

**Builders/Dealers located in:** DE, GA, NC, NJ, PA, SC, VA, WV

**Builder Network:** About 20 **Home Styles:** Colonial, Cape Cod

**From their website:** "...North American offers a wide selection of floor plans, each built with high-quality, name brand fixtures and appointments. Many of our plans are so unique and innovative that they carry federal copyrights and have won numerous national awards..."

**Company Founded:** 1971 **Avg. Yearly Construction:** 100-200

**Floorplans:** N/A **Customization:** Limited customization

**Avg. Price Range:** \$90-\$125 **Delivery Range:** Northeast

**Factory Location(s):** Frederick, MD

**Comments:** North American Housing is an above average modular home manufacturer. Their homes will blend in well amongst any neighborhood and can match the appearance and quality of stick-built homes easily. This is a very old company that refocused itself in the 70's and has done so very well. The builders that were interviewed spoke of the quality construction. They also mentioned some issues with large scale customization. They are recommend for mid range home buyer looking for slight customization.

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## **Northstar Homes**

**Address:** 3814 South County Road 5, Loveland, CO, 80537

**Phone:** 970-667-8830

**URL:** www.northstar-homes.com **Email:** info@northstar-homes.com

**Builders/Dealers located in:** CO, KS, NE, NM, UT, WY

**Builder Network:** N/A **Home Styles:** Ranch, Colonial, Cape Cod, Multifamily

**From their website:** "...we never forget our primary business, which is providing custom homes to families in Colorado and adjacent states. The business is run the same today as it was when it started with the goal of 100% customer satisfaction. And we have the capability to service locations where other builders will not go, and control the cost..."

**Company Founded:** 1994 **Avg. Yearly Construction:** 50-100

**Floorplans:** 10 floor plans **Customization:** Fully customizable

**Avg. Price Range:** \$80-\$120 **Delivery Range:** Rocky Mountain area

**Factory Location(s):** Loveland, CO

**Warranty:** 1 year building center, 2 years on Lennox furnaces, 10 year structural warranty.

**Comments:** Northstar Homes is an above average custom modular home manufacturer. It was very impressive to see the images of their completed projects. This is a good option for mid range and upper scale home buyers. There are not many other manufacturers that serve the same area and provide this quality of work. It is nice to see this is a small family owned company. They

work on only a few homes every year so you know they are paying attention to all of their projects.

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## **Oak Creek Homes**

**Address:** 2450 South Shore Blvd., League City, TX, 77573

**Phone:** 281-334-9706 **Fax:** 281-334-9737

**URL:** [www.oakcreekhomes.com](http://www.oakcreekhomes.com) **Email:** [info@oakcreekhomes.com](mailto:info@oakcreekhomes.com)

**Builders/Dealers located in:** AR, CO, LA, MS, NM, OK, TX

**Builder Network:** About 20 **Home Styles:** Ranch

**From their website:** "...At Oak Creek Homes, our quality standards meet or exceed those required by the Industrialized Housing And Buildings Code. In fact, we are so committed to quality, all of our homes are inspected by a third party agent before they can receive the Oak Creek stamp of approval..."

**Company Founded:** 1983 **Avg. Yearly Construction:** 200-300

**Floorplans:** Over 50 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$80-\$110 **Delivery Range:** Southeast

**Factory Location(s):** League City, TX

**Warranty:** Provides a warranty that lasts 7 years and covers most parts of your home. More than 40 components of your home are protected for seven years by Oak Creek Home Guard.

**Comments:** Oak Creek provides above average manufactured homes and average modular homes. Their manufactured homes are better than many other manufacturers but their modular homes have a hard time comparing with the features and options available with the premium modular home builders. They are only recommended for entry level home buyers looking for a value on a manufactured home. If you are looking for a truly custom modular home it is suggested to keep looking.

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## **Oakwood Homes**

**Address:** 7800 McCloud Road, Greensboro, NC, 27409

**Toll Free:** 800-822-0633

**URL:** [www.oakwoodhomes.com](http://www.oakwoodhomes.com) **Email:** [info@oakwoodhomes.com](mailto:info@oakwoodhomes.com)

**Builders/Dealers located in:** FL, GA, NC, SC, VA

**Builder Network:** Over 50 builders **Home Styles:** Ranch, Cape Cod

**From their website:** "...Oakwood takes pride in addressing all the factors that influence a customer's home buying decision. From product features and design, quality of materials and workmanship to service after every sale, buyers benefit from a range of experience when they choose Oakwood. Oakwood is "Building Dreams!" ..."

**Company Founded:** 1946 **Avg. Yearly Construction:** Over 500

**Floorplans:** Over 100 floorplans **Customization:** Customization is available  
**Avg. Price Range:** \$70-\$100 **Delivery Range:** Southeast  
**Factory Location(s):** Greensboro, NC

**Comments:** Oakwood Homes has a long and uneven history for providing prefab homes. Several of the builders talked about some issues associated with Oakwood Homes. Recently they joined the CMH group which is one of the biggest home builders in the US. Hopefully this will help resolve any lingering issues. Since Oakwood Homes also joined CMH they now have more resources available to them. They are worth a closer but still cautious look.

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### **Oxford Homes, Inc**

**Address:** 7 Oxford Homes Lane, Oxford, ME, 04270-0679  
**Phone:** 207-539-4412 **Toll Free:** 800-341-0436 **Fax:** 207-539-4259  
**URL:** [www.oxfordhomesinc.com](http://www.oxfordhomesinc.com)

**Builders/Dealers located in:** ME, NH, VT  
**Builder Network:** About 10 builders **Home Styles:** Ranch, Colonial, Cape Cod, Multifamily  
**From their website:** "... Oxford Homes uses only the highest quality construction materials and housing components, which are purchased primarily in Maine and New England. This practice not only enhances the quality of the product, but also minimizes transportation costs, and adds even more value to the finished product. Over 75% of the raw materials and OEM products used by Oxford Homes actually come from Maine..."

**Company Founded:** 1977 **Avg. Yearly Construction:** 200-300  
**Floorplans:** About 15 floorplans **Customization:** Full customization  
**Avg. Price Range:** \$70-\$100 **Delivery Range:** Northeast  
**Factory Location(s):** Oxford, ME  
**Warranty:** One year workmanship warranty and Ten year structural warranty

**Comments:** Oxford Homes is a good option of modular homes for the Northeast since their factory is located in Maine and that reduces the traveling distance which also reduces the stress on the house. This is a good option for mid-range to upper scale modular home buyers. Oxford Homes is a smaller operation and this seems to help them provide better customer service and attention. There were several issues with their website so it would be best to call them for more information.

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### **Palm Harbor Homes**

**Address:** 15303 Dallas Parkway, Addison, TX, 75001  
**Toll Free:** 800-456-8744  
**URL:** [www.palmharbor.com](http://www.palmharbor.com) **Email:** [info@palmharbor.com](mailto:info@palmharbor.com)

**Builders/Dealers located in:** AL, AR, AZ, CA, CO, DE, FL, GA, ID, IL, IN, KY, LA, MI, MS, MT, NC, NM, NV, OH, OK, OR, SC, TX, VA, WA

**Builder Network:** Over 50 builders **Home Styles:** Manufactured Home

**From their website:** "...Palm Harbor has consistently set the standard in beautiful, innovative, durable and high-quality affordable housing. When you choose Palm Harbor as your new home provider, you have options - lots of options. If you are looking to build a brand new home, we can customize any of our floor plans to suit your specific requirements and lifestyle..."

**Company Founded:** 1977 **Avg. Yearly Construction:** Over 500

**Floorplans:** Over 100 floorplans **Customization:** Customization is available

**Avg. Price Range:** \$70-\$150 **Delivery Range:** Southern & Western USA

**Factory Location(s):** Arizona, North Carolina

**Comments:** Palm Harbor Homes is one of the biggest providers of manufactured mobile homes and modular homes in the United States. They have several different divisions building homes across the United States. They can provide almost any type of home due to the size and amount of resources available. Just remember that bigger is not always better. It is important that you are matched with the right division of Palm Harbor Homes. If you are looking for an entry level home than you will not enjoy their upper scale custom modular homes division prices. If you want an upscale home you will be very disappointed with their entry level quality.

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**Parti, LLC** 

**Address:** 740 Winterville Road, Athens, GA, 30605

**Phone:** 706-613-1986 **Fax:** 706-613-2002

**URL:** www.parti.us

**Builders/Dealers located in:** AL, FL, GA, NC, SC, TN

**Builder Network:** N/A **Home Styles:** Ranch, Colonial

**From their website:** "...For discriminating customers who want the finest materials and finishes, Parti combines new technology with old world craftsmanship in our Athens, Georgia, facility. Our advanced technology allows us to build classic, custom homes using off-site construction..."

**Company Founded:** 2003 **Avg. Yearly Construction:** 100-150

**Floorplans:** N/A **Customization:** Customization is available

**Avg. Price Range:** \$100-\$140 **Delivery Range:** Southeast US

**Factory Location(s):** Athens, GA

**Comments:** Parti Homes is a new option for modular home buyers in the Southeast. It was very hard finding information on them and the builders that were interviewed also did not have much experience with their homes. On their website they seem to be targeting upscale home buyers but without more information they can not be recommended to modular home buyers.

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## **Patriot Homes**

**Address:** 307 S. Main St., Elkhart, IN, 46516

**Phone:** 574-524-8600

**URL:** [www.patriothomes.com](http://www.patriothomes.com) **Email:** [info@patriothomes.com](mailto:info@patriothomes.com)

**Builders/Dealers located in:** AL, AR, CO, DE, FL, GA, IA, IL, IN, KS, KY, LA, ME, MI, MN, MO, MS, MT, NE, NH, NM, NY, OH, OK, PA, SD, TN, TX, VA, VT, WI, WV, WY

**Builder Network:** Over 40 **Home Styles:** Ranch

**From their website:** "...Solid construction, classic styling, and our dedication to providing outstanding service increases demand for our homes. That desirability is reflected in excellent resale value, as well as the fact that many of our homes are sold based on the recommendations of Patriot home owners to their friends and family..."

**Company Founded:** 1972 **Avg. Yearly Construction:** Over 400

**Floorplans:** Over 50 floorplans **Customization:** Customization is available

**Avg. Price Range:** \$70-\$100 **Delivery Range:** Midwest and Southeast

**Factory Location(s):** Hamilton, AL; Middlebury, IN; Waco, TX

**Warranty:** 10-Year Warranty

**Comments:** Patriot Homes divides their focus between manufactured mobile homes and modular homes. They have been a long time leader in prefabricated housing and operate a very large organization with many resources. This is a good option for entry level to mid range modular home buyers. Their offerings for upper scale modular home buyers leave many unanswered questions and doubts. There is a lot of helpful information on their website.

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## **Penn Lyon Homes Corporation**

**Address:** 101 Airport Road, Selinsgrove, PA, 17870

**Toll Free:** 800-788-4754 **Fax:** 570-374-6053

**URL:** [www.pennlyon.com](http://www.pennlyon.com) **Email:** [dreed@pennlyon.com](mailto:dreed@pennlyon.com)

**Builders/Dealers located in:** CT, DE, MA, MD, NH, NJ, NY, PA, RI, VA, VT

**Builder Network:** 100 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...At Penn Lyon, our respected industry professionals have built a reputation for uncompromising customer service from valuable project assistance to custom engineered designs that fit each customer's needs. Penn Lyon was the first to offer custom designs, computerized sales system, and factory installation..."

**Company Founded:** 1981 **Avg. Yearly Construction:** 350

**Floorplans:** 65 **Customization:** Full customization

**Avg. Price Range:** \$70-\$100 **Delivery Range:** NE and Mid-Atlantic Regions

**Factory Location(s):** 195 Airport Road Selinsgrove, PA

**Warranty:** They provide variety of warranties with the homes.

**Comments:** Penn Lyon is one of the leaders for modular homes in the Northeast United States. They offer custom designed modular homes that will look good in any neighborhood. They offer quality models that are suitable for low to upscale home buyers. They have developed a good computer system to manage your design and construction. They have regularly been recognized as a leader in the industry. They have significant experience in delivering above average modular homes. To protect their reputation they also make sure their builders adhere to their quality standards. Their website is full of information including online floorplans and they quickly respond to inquires.

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### **Pennwest Homes**

**Address:** 4 Pennwest Way State Road 38, Emlenton, PA, 16373

**Phone:** 724-867-0047

**URL:** [www.commodorehomes.com](http://www.commodorehomes.com) **Email:** [pwhinfo@pennwesthomes.com](mailto:pwhinfo@pennwesthomes.com)

**Builders/Dealers located in:** CT, DE, MA, MD, ME, NH, NJ, NY, OH, PA, RI, VT, WV

**Builder Network:** Over 40 **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...bringing together the latest home-building technologies, a dedicated management team, and an experienced builder network. Innovative designs, and the ability to customize your home, provide our homeowners an affordable way to build a truly quality home..."

**Company Founded:** 2005 **Avg. Yearly Construction:** 200-300

**Floorplans:** Over 50 floorplans **Customization:** Full customization

**Avg. Price Range:** \$90-\$140 **Delivery Range:** Northeast

**Factory Location(s):** Emlenton, PA

**Warranty:** One year of coverage on workmanship, and ten years of coverage on major structural components

**Comments:** Pennwest Homes is a modular home provider for the Commodore Homes network. Their homes are above average with high building specifications. This division may be relatively new but Commodore has a long reputation of quality at fair prices. They are recommended for all home buyers near Pennsylvania. Their website is professional looking but is a little light on content.

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### **Pinecrest Modular Homes**

**Address:** 255 Executive Drive Suite 407, Plainview, NY, 11803

**Phone:** 516-472-7033 **Fax:** 800-621-4970

**URL:** [www.pinecrestmodularhomes.com](http://www.pinecrestmodularhomes.com) **Email:** [sales@pmhi.net](mailto:sales@pmhi.net)

**Builders/Dealers located in:** CT, NY

**Builder Network:** N/A **Home Styles:** Ranch, Cape Cod, Multifamily

**From their website:** "...People used to think that modular homes were simply mobile homes or double wide trailers. Not anymore! Today, we can build virtually any type of home with modular construction in half the time it takes a traditional 'stick-built' contractor. Our homes are built stronger, more efficiently, and faster than standard homes. This leads to lower heating costs..."

**Company Founded:** 2002 **Avg. Yearly Construction:** 50-100

**Floorplans:** Over 25 floorplans **Customization:** Full customization

**Avg. Price Range:** \$85-\$115 **Delivery Range:** New York

**Factory Location(s):** Pennsylvania

**Comments:** Pinecrest Modular Homes is a builder for Epoch Homes. They are targeting the lower New York area with high quality modular homes that have large amounts of square footage. These modular homes will blend in well in any neighborhood. Also they offer a helpful service using modular building technology to add on extra room to existing houses. This is very helpful for people looking to expand their home and want to minimize the amount of time their house is under construction.

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### **Pine Grove Homes**

**Address:** 2 Pleasant Valley Road, Pine Grove, PA, 17963

**Phone:** 570-345-2811 **Fax:** 570-345-2676

**URL:** [www.pinegrovehomes.com](http://www.pinegrovehomes.com) **Email:** [info@pinegrovehomes.com](mailto:info@pinegrovehomes.com)

**Builders/Dealers located in:** PA

**Builder Network:** N/A **Home Styles:** Manufactured Home

**From their website:** "...Since our humble beginnings over 37 years ago, our housing companies have earned and enjoyed the finest reputation among consumers, builders, retailers, and code officials within the housing industry. Our companies are operated "hands-on" by on-site owner management with nearly 40 years of experience..."

**Company Founded:** 1982 **Avg. Yearly Construction:** Over 300

**Floorplans:** Over 50 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$70-\$100 **Delivery Range:** Northeast

**Factory Location(s):** Pine Grove, PA

**Warranty:** 10-Year RWC Structural Warranty

**Comments:** Pine Grove builds good above average manufactured mobile homes. If you are looking for a manufactured single story home this could be a good choice for you. If you want a custom designed two story modular home than don't waste your time. They do have a division called Pleasant Valley Homes that can accommodate those seeking true modular homes. I liked the large amount of information and online brochures found on their website. But their website is poorly designed and a little hard to navigate.

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**Pinnacle Building Systems Corp** 

**Address:** 1103 Maple Street, Bristol, IN, 46507

**Toll Free:** 888-663-4897 **Fax:** 574-984-0205

**URL:** www.modguys.com **Email:** cgraff@modguys.com

**Builders/Dealers located in:** IA, IL, IN, KY, MI, MO, OH

**Builder Network:** Over 20 **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...We welcome and specialize in unique projects such as lake cottages, accessible homes, custom designed multi-family units, and medium sized commercial projects...."

**Company Founded:** 1964 **Avg. Yearly Construction:** 100-200

**Floorplans:** Over 100 floorplans **Customization:** Full customization

**Avg. Price Range:** \$80-\$110 **Delivery Range:** Midwest

**Factory Location(s):** Middlebury, IN

**Warranty:** One-year limited warranty

**Comments:** Pinnacle Building Systems is an above average provider of custom modular homes. They are not a high volume producer which helps enable them to focus on each home better. Their photo gallery shows some examples of their appealing homes. If you are looking for a more personal approach then Pinnacle homes could be a good match for you. There is a lot of useful information on their site and that their customer service was very friendly.

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**Pittsville Homes, Inc.** 

**Address:** 5094 2nd Avenue South, Pittsville, WI, 54466

**Phone:** 715-884-2511 **Fax:** 715-884-2136

**URL:** www.pittsvillehomes.com **Email:** DanT@pittsvillehomes.com

**Builders/Dealers located in:** WI

**Builder Network:** Over 10 **Home Styles:** Ranch, Multifamily

**From their website:** "...A Pittsville Home is built to withstand the test of time. We always strive to be a leader in construction techniques, indoor air quality, and thermal performance which lowers your operating costs. Pittsville Homes was the first modular home manufacturer in Wisconsin to have a home certified as a "Wisconsin Energy Star Home". Not only should a home be affordable to buy, but it must be affordable to maintain and operate. ..."

**Company Founded:** 1974 **Avg. Yearly Construction:** 100-150

**Floorplans:** About 10 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$60-\$90 **Delivery Range:** Wisconsin

**Factory Location(s):** Pittsville, WI

**Comments:** Pittsville Homes provides modular homes at affordable prices.

Before you get overly excited, I did notice a few building specifications that made me think twice. For example, they are using 2x4 construction. Many other modular home providers use 2x6 construction for added strength. I do appreciate their energy efficiency (especially for homes in Wisconsin). The website has a good amount of information and they are friendly. I would recommend that entry level and mid range home buyers consider them.

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**Pleasant Valley Modular Homes, Inc.** 

**Address:** 100 Hammersmith Drive, Pine Grove, PA, 17963

**Phone:** 570-345-8600 **Fax:** 570-345-4440

**URL:** www.pvmhi.com **Email:** waynef@pvmhi.com

**Builders/Dealers located in:** CT, DE, MA, MD, NH, NJ, NY, PA, RI, VA, VT, WV

**Builder Network:** 215 **Home Styles:** Ranch, Cape Cod, Multifamily

**From their website:** "... Since our humble beginnings over 37 years ago, our housing companies have earned and enjoyed the finest reputation among consumers, builders, retailers, and code officials within the housing industry. Our companies are operated "hands-on" by on-site owner management with nearly 40 years of experience..."

**Company Founded:** 2004 **Avg. Yearly Construction:** 325

**Floorplans:** About 15 floorplans **Customization:** Fully customizable

**Avg. Price Range:** \$150-\$200 **Delivery Range:** Northeast & Mid-Atlantic USA

**Factory Location(s):** Pine Grove, PA

**Comments:** Pleasant Valley is a very good option for entry level to mid level home buyers. Their modular homes are true homes that will match stick-built homes in quality and appearance. Pleasant Valley does not match the customization that some of the higher end modular home manufacturers provide and use their builder network to do finishing work for people that are looking for garages and decks. Their website is not the prettiest one but it does have good information available to modular home buyers including floorplans but not many actual pictures.

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**PreBesto Homes, LLC** 

**Address:** 1530 E. Front Street, Monroe, MI, 48161

**Phone:** 734-242-9600 **Fax:** 734-242-6100

**URL:** www.prebestohomes.com **Email:** gejenings@prebestohomes.com

**Builders/Dealers located in:** IN, MI, OH

**Builder Network:** About 20 **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...PreBesto Homes came to life with a vision for creating better quality, more affordable Systems Built homes in less time and more efficiently than traditional "stick-built" or "on-site" New Construction Homes.

PreBesto's mission is to build Single family and Multi-family residences in the Urban, Suburban and Rural markets of Michigan, Northern Ohio and Northern Indiana..."

**Company Founded:** 2003 **Avg. Yearly Construction:** 100-200

**Floorplans:** About 20 floorplans **Customization:** Full customization

**Avg. Price Range:** \$70-\$100 **Delivery Range:** Michigan and nearby areas

**Factory Location(s):** Monroe, MI

**Warranty:** Full one year limited warranty

**Comments:** PreBesto Homes are a smaller modular home provider focusing on the Michigan area. Their homes are well built and a good option for the entry level home buyer and mid range home buyer. There is a lot of information on their website but also several blank pages on their website. In general I do like what I see with PreBesto but they are a young company and I wish they had a more established reputation. Hopefully that will come in time.

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### **Precision Homes, Inc.**

**Address:** 305 East Third Street, Ocilla, GA, 31774

**Toll Free:** 800-659-5006 **Fax:** 229-468-3341

**URL:** [www.precisionhomes.biz](http://www.precisionhomes.biz) **Email:** [jamie@precisionhomes.biz](mailto:jamie@precisionhomes.biz)

**Builders/Dealers located in:** AL, FL, GA, MS, NC, SC

**Builder Network:** About 30 **Home Styles:** Ranch, Cape Cod, Multifamily

**From their website:** "...Precision Homes of Ocilla, Georgia manufactures a variety of single and multi-story off-site, "System Built" homes, 900 to 3000 square feet in size, that are sold throughout the Southeast. Our objective is to build a better quality house at a lower price compared to traditional stick-built homes. This means lower over-head and fewer hassles for residential developers..."

**Company Founded:** 2002 **Avg. Yearly Construction:** 200-300

**Floorplans:** About 40 floorplans **Customization:** Full customization

**Avg. Price Range:** \$70-\$100 **Delivery Range:** Southeast US

**Factory Location(s):** Ocilla, GA

**Comments:** Precision Homes are especially engineered for the high wind load of the Southeast and hurricanes. This is not to say they are indestructible but after reviewing the plans for these homes it is clear they spent a good amount of time engineering a solid house. The builders that I interviewed also agree. Their website is also very well done. If you are looking to build a house near the coastline you should look at Precision Homes.

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## **Pro-built Homes**

**Address:** 20 Industrial Circle, Mifflintown, PA, 17059  
**Phone:** 717-436-6140 **Toll Free:** 866-436-8677 **Fax:** 717-436-6481  
**URL:** [www.pro-builthomes.com](http://www.pro-builthomes.com) **Email:** [sales@pro-builthomes.com](mailto:sales@pro-builthomes.com)

**Builders/Dealers located in:** CT, DE, MA, MD, ME, NC, NH, NJ, NY, PA, RI, VA, VT, WV

**Builder Network:** About 30 **Home Styles:** Ranch, Colonial, Cape Cod  
**From their website:** "...At Pro-Built Homes, we believe that every individual should have the opportunity to be a homeowner. It is our goal, as a manufacturer of superb quality homes, to help the home buyer achieve their dreams..."

**Company Founded:** 2003 **Avg. Yearly Construction:** 200-300  
**Floorplans:** About 30 floorplans **Customization:** Customization is available  
**Avg. Price Range:** \$60-\$90 **Delivery Range:** Northeast  
**Factory Location(s):** Mifflintown, PA

**Comments:** ProBuilt Homes officially started in 2003 when their current factory was retooled but its heritage can be traced back to 1979. It is led by an industry veteran that understands the modular home industry. Their modular homes are nice and will blend in well in any neighborhood. These homes will match up against any stick-built home. This is a good option to add to your list if you are looking to build in the Pennsylvania area.

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## **Professional Building Systems**

**Address:** 72 East Market St., Middleburg, PA, 17842  
**Phone:** 570-837-1424 **Fax:** 570-837-6133  
**URL:** [www.pbsmodular.com](http://www.pbsmodular.com) **Email:** [info@pbsmodular.com](mailto:info@pbsmodular.com)

**Builders/Dealers located in:** NJ, NY, PA

**Builder Network:** 120 **Home Styles:** Ranch, Cape Cod  
**From their website:** "... Professional Building Systems, Inc. is committed to helping you build your dream home. We offer a wide variety of home building solutions to meet your needs. Our network of builders will guide you through the entire process with ease. A Professional Building System's home will save you time, money, and will help you build instant equity. We strive to build a quality modular home, offer superior service, and help your family..."

**Company Founded:** 2000 **Avg. Yearly Construction:** 650  
**Floorplans:** Hundreds **Customization:** Full customization  
**Avg. Price Range:** \$70-\$120 **Delivery Range:** Maine to Florida  
**Factory Location(s):** Pennsylvania and New York  
**Warranty:** Yes, one year warranty & ten year structural warranty

**Comments:** Professional Building systems is a better than average modular home provider. They are a good choice for middle market home buyers. Their

designs are good but not overly impressive. They will match stick-built homes but not any mansions. Their website has a significant amount of information about their modular homes including floorplans and a photo gallery of completed homes. They also provided a good slideshow to demonstrate the modular building process. Their factory in Pennsylvania provides quality work at affordable prices.

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### **Professional Building Systems of NC, LLC**

**Address:** 610 West Allenton Street, Mt. Gilead, NC, 27306

**Phone:** 910-439-0046 **Fax:** 910-439-4558

**URL:** www.pbsnc.com **Email:** rsvinas@pbsnc.com

**Builders/Dealers located in:** AL, FL, GA, MS, NC, OH, SC, TN, VA

**Builder Network:** About 100 **Home Styles:** Ranch, Cape Cod, Multifamily

**From their website:** "...PBSNC manufactures it's modular homes to your specific custom designs. PBSNC has redefined the way people build homes, whether it's an affordable starter home or a highly-customized luxury showpiece. Our modular home models include Ranch, Cape Cod, Two Story and a Multi-Family..."

**Company Founded:** 2004 **Avg. Yearly Construction:** Over 400

**Floorplans:** Over 30 floorplans **Customization:** Customization is available

**Avg. Price Range:** \$70-\$100 **Delivery Range:** Southeast US

**Factory Location(s):** North Carolina

**Comments:** Professional Building Systems provides modular homes for the North and South Carolina area. They are connected with another factory Pennsylvania. These homes are appealing and would blend in well in any neighborhood. These homes match up well against stick-built homes. Their website is not the most user friendly and is a little difficult to find information. If you are interested in more information from them I would recommend that you just call them for more information about their modular homes.

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### **R-Anell Homes**

**Address:** 3549 N Highway 16, Denver, NC, 28037

**Phone:** 704-483-5511 **Toll Free:** 800-951-5511

**URL:** r-anell.com **Email:** webmstr@r-anell.com

**Builders/Dealers located in:** AL, FL, GA, NC, SC, TN, VA, WV

**Builder Network:** About 40 **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...R-Anell Homes management team are committed to excellence in building, bringing new ideas to home buyers and helping families bring their imagination of home to life. Begun in 1972, our company's more than three decades of experience benefit your family in outstanding amenities,

beautiful home designs and quality of construction..."

**Company Founded:** 1972 **Avg. Yearly Construction:** 300-400

**Floorplans:** Over 100 floorplans. **Customization:** Few options

**Avg. Price Range:** \$55-\$85 **Delivery Range:** Southeast US

**Factory Location(s):** Cherryville, NC

**Comments:** R-Anell Homes are superior modular homes. They have a long reputation of quality modular work and have grown into one of the largest modular home providers in the Southeast. Their site has all the basic information and the builders that were interviewed all had good things to say. This would be a good choice for any home buyer even upper scale home buyers. If you are looking for a modular home in the Southeast make sure to place R-Anell Homes on your list.

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### **RCM Modular**

**Address:** 28 Rue Industrielle, Saint-Benoît-Labre, Quebec, Canada, G0M 1P0

**Phone:** 418-227-4044 **Fax:** 418-227-3654

**URL:** [www.rcmmodular.com](http://www.rcmmodular.com) **Email:** [info@rcmmodular.com](mailto:info@rcmmodular.com)

**Builders/Dealers located in:** CT, MA, ME, NH, NY, VT

**Builder Network:** About 20 **Home Styles:** Cape Cod, Multifamily

**From their website:** "...At RCM Modular, we understand that the construction of a new house represents a major investment, and our entire team is dedicated to bring you satisfaction. We want your new home to be synonymous of durability, beauty and comfort. You will have the best of times in your new home, the children will play there, your friends and family will visit you there and we want you to enjoy living in your new home!.."

**Company Founded:** 2000 **Avg. Yearly Construction:** Over 400

**Floorplans:** Over 100 floorplans. **Customization:** Few options

**Avg. Price Range:** \$50-\$100 **Delivery Range:** 750 miles

**Factory Location(s):** Quebec, Canada

**Warranty:** Yes the standard construction guarantees on the state they do business in

**Comments:** RCM Modular is an above average Canadian provider of modular homes. They also produce mobile homes but their main focus is on modular homes and their website reflects this. They have good information available as well as pictures of their homes with floorplans. They also provide online brochures and videos to help home buyers make their decision. RCM Modular is a high quality producer and a good selection for the mid to upper scale home buyers. They are a younger company but in their short history they have achieved an impressive record.

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## **Redman Homes**

**Address:** 308 Sheridan Drive, Topeka, IN, 46571

**Toll Free:** 800-777-6637

**URL:** [www.redmanhomesofindiana.com](http://www.redmanhomesofindiana.com) **Email:**

[Sales@Redmanhomesofindiana.com](mailto:Sales@Redmanhomesofindiana.com)

**Builders/Dealers located in:** AR, IA, IL, IN, LA, MI, MN, MO, OH

**Builder Network:** About 20 **Home Styles:** Ranch, Cape Cod

**From their website:** "...A modular home conforms to you state's building requirements, the same as a stick-built home . Redman homes has been manufacturing quality modular homes since 1990 . Our homes are built with name brand components such as G.E. appliances, Carriage carpets, Congoleum floor vinyl, Huntington Brass faucets, Georgia Pacific exterior doors and GAF shingles ..."

**Company Founded:** 1942 **Avg. Yearly Construction:** 200-300

**Floorplans:** Over 40 floorplans **Customization:** Few options

**Avg. Price Range:** \$60-\$90 **Delivery Range:** Midwest

**Factory Location(s):** Chandler, AZ; Topeka, IN; Burleson, TX

**Comments:** Redman Homes has a split focus of modular homes and manufactured mobile homes. Their modular home selection is smaller than other manufacturers but still represent some quality options. These modular homes are a good option for people looking at the lower to mid-level home market. Their largest modular floor plan is close to 3000 square feet but for such a large home it seems to be lacking in the appearance. These homes seem to lack the unique design features that matching site built homes have. Their website is well designed and easy to find the information they provide for home buyers. Ideally they would add more detailed information to their website.

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## **Ritz-Craft Corporation**

**Address:** 15 Industrial Park Road, Mifflinburg, PA, 17844

**Phone:** 570-966-1053 **Toll Free:** 800-326-9836

**URL:** [www.ritz-craft.com](http://www.ritz-craft.com) **Email:** [info@ritz-craft.com](mailto:info@ritz-craft.com)

**Builders/Dealers located in:** CT, DE, FL, GA, IA, IL, IN, KY, MA, MD, ME, MO, NC, NH, NJ, NY, OH, PA, RI, SC, TN, VA, VT, WI, WV

**Builder Network:** About 300 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Ritz-Craft has over 50 years of systems building experience, and that knowledge is built into every Ritz-Craft home. Modular housing offers many advantages over conventional stick-built construction methods..."

**Company Founded:** 1954 **Avg. Yearly Construction:** Over 100

**Floorplans:** Over 400 floorplans **Customization:** Fully customizable

**Avg. Price Range:** N/A **Delivery Range:** 500 miles from each plant  
**Factory Location(s):** Mifflinburg, PA (4 plants); Hamlet, NC; Jonesville, MI  
**Warranty:** 1 Year limited warranty, 10 year structural warranty

**Comments:** Ritz-Craft started as a mobile home manufacturer that later expanded into modular homes. These modular homes are high quality homes that will look good in any neighborhood. They are a superior provider of modular homes. The demand for their homes has fueled the company to become one of the biggest players in the industry with one of the biggest numbers of employees. They cater to the middle to upscale home buyers and have the ability to build a true mansion using modular technology. Their website is well designed and contains a large amount of information including online floor plans and many pictures as well as a video.

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**Rochester Homes, Inc.** 

**Address:** 1345 North Lucas, Rochester, IN, 46975  
**Toll Free:** 800-860-4554 **Fax:** 574-223-1655  
**URL:** www.rochesterhomesinc.com

**Builders/Dealers located in:** IL, IN, KY, MI, OH, WI

**Builder Network:** N/A **Home Styles:** Ranch

**From their website:** "...Rochester Homes, Inc. was founded in 1972 by Milam D. Anderson who at that time brought 21 years of Manufacturing experience to his new company. Hands on care by many of the original employees under the guidance of the Anderson family today makes Rochester Homes, Inc. a perfect choice for you when selecting a company to build your new home. Rochester Homes prides itself on being big enough to do the job..."

**Company Founded:** 1972 **Avg. Yearly Construction:** 200-300

**Floorplans:** 50 published floor plans **Customization:** Fully customizable

**Avg. Price Range:** \$60-\$90 **Delivery Range:** Midwest

**Factory Location(s):** Rochester, IN

**Warranty:** 10 year warranty

**Comments:** Rochester Homes builds modular homes and manufactured homes. Their modular homes are high quality using above average materials and paying attention to the small details which some other manufacturers take shortcuts on. Their website has floorplans, detailed building specifications and other general information. Their modular homes will look good in any middle class neighborhood and will match stick-built look and quality. They are an above average modular home manufacturer.

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## **Schult Homes**

**Address:** PO Box 409, Plainville, KS, 67663

**Phone:** 913-434-4617

**URL:** [www.schulthomes.com](http://www.schulthomes.com) **Email:** [info@schulthomes.com](mailto:info@schulthomes.com)

**Builders/Dealers located in:** AZ, IN, KS, KY, MN, NC, TX

**Builder Network:** Over 30 retailers **Home Styles:** Manufactured Home

**From their website:** "... Founded in 1934, Schult continues a rich tradition in manufactured home building of quality, affordability and integrity. Our goal is to build affordable homes of the highest quality. We have dedicated ourselves to craftsmanship and integrity so that customers are always completely satisfied..."

**Company Founded:** 1934 **Avg. Yearly Construction:** Over 500

**Floorplans:** Over 150 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$70-\$100 **Delivery Range:** Midwest

**Factory Location(s):** Plainville, KS

**Comments:** Schult Homes are well built manufactured mobile homes. They have a long reputation of well built manufactured homes and now being part of the Clayton network they have more resources to continue that reputation. They do not focus on true modular homes and their homes will have a hard time blending in with upper scale neighborhoods. Their homes are basically good looking mobile homes. No matter how good a mobile home is just can not compare to a custom modular home. If you are looking for a manufactured home you should contact Schult, if you want a custom upper scale modular home you should look elsewhere.

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## **Scotbilt Homes**

**Address:** PO Box 1189, Waycross, GA, 31502

**Phone:** 912-490-7268 **Fax:** 912-490-7276

**URL:** [www.scotbilt.com](http://www.scotbilt.com) **Email:** [scotbilt@scotbilt.com](mailto:scotbilt@scotbilt.com)

**Builders/Dealers located in:** AL, FL, GA, LA, MS, NC, SC

**Builder Network:** Over 100 retailers **Home Styles:** Manufactured Home

**From their website:** "...ScotBilt Homes was built from the ground up in 2004 by Sam and Greg Scott. The plant is a 150,000 square foot State of the Art Manufacturing Facility. It's Management Team has over 360 years combined experience! The plant's carpenters, plumbers, electricians, and roofers have been in the business since the early 1980's ..."

**Company Founded:** 2004 **Avg. Yearly Construction:** 200-300

**Floorplans:** About 10 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$55 and \$85 **Delivery Range:** Southeast US

**Factory Location(s):** Waycross, GA

**Comments:** Scotbilt Homes are manufactured mobile homes. They are a newer

company but their employees are veterans of the manufactured housing industry. Their modular offerings are similar to their mobile homes. They do not appear to be able to handle any significant customization. After seeing their building specifications I am not really inspired. Based on our research I would not recommend them for people looking for modular homes. They may be a good match for people with limited budgets.

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### **Shamrock Homes**

**Address:** 1201 W. Markley Road, Plymouth, IN, 46563

**Phone:** 574-935-5111

**URL:** [www.shamrockmodulars.com](http://www.shamrockmodulars.com) **Email:** [sales@shamrockmodulars.com](mailto:sales@shamrockmodulars.com)

**Builders/Dealers located in:** CT, IL, IN, MA, MI, MO, NJ, NY, OH, PA, RI, WI

**Builder Network:** About 50 **Home Styles:** Ranch, Cape Cod

**From their website:** "...Shamrock Homes is a quality custom builder with over 35 years experience in the manufactured housing industry. Shamrock uses quality, namebrand materials such as Atwood Mobile Products® vinyl windows, Benjamin Moore® paints, BlueLinx® building products, Coleman® heating & air conditioning..."

**Company Founded:** 1969 **Avg. Yearly Construction:** 100-200

**Floorplans:** About 10 floorplans **Customization:** Customization is available

**Avg. Price Range:** \$80-\$110 **Delivery Range:** Midwest and Northeast

**Factory Location(s):** Plymouth, IN

**Comments:** Shamrock Homes started by offering upper scale manufactured mobile homes and then added a modular home line. The biggest factor of Shamrock Homes that I really like is their small size which they leverage to their advantage. Since they are a smaller shop they can provide better customer service and handle customization very well. You can rest assured that your dream home is being built just like you requested and is not getting lost in a large corporation. The biggest complaint I have is also their small size and very large delivery area. I only recommend them for people within 500 miles of the factory. I am not comfortable with the quality of any modular home that travels much more than that.

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### **Signature Building Systems, Inc.**

**Address:** 1004 Springbrook Avenue, Moosic, PA, 18507

**Toll Free:** 800-231-8713 **Fax:** 570-774-1010

**URL:** [signaturecustomhomes.com](http://signaturecustomhomes.com) **Email:** [info@signaturecustomhomes.com](mailto:info@signaturecustomhomes.com)

**Builders/Dealers located in:** CT, DE, GA, MA, MD, ME, NC, NH, NY, PA, SC, VA, VT, WV

**Builder Network:** 200 **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Our management team has a over 200 years of combined experience and our trained sales professionals are here to help you with home pricing options you can afford. We work with top product manufacturers like M.W. Windows, Andersen, Owens Corning, Jacuzzi and Corian. In addition, we also have an in-plant third party inspection agency along with our own quality control team...."

**Company Founded:** 1992 **Avg. Yearly Construction:** 250-350

**Floorplans:** 79 **Customization:** Fully customizable

**Avg. Price Range:** \$80-\$130 **Delivery Range:** Eastern United States

**Factory Location(s):** Moosic, PA; St. George, SC

**Warranty:** They offer a one year limited warranty and an option to purchase a ten year limited warranty from a third party.

**Comments:** They are a premium modular home builder. They have a wide amount of variation and options for any level of home buyer but especially upper-end home buyers. At first it was a very disappointing experience with the Signature Building Systems customer service only sending a postcard invitation to an open house with no more information. Then a few days later a thick package of information came via UPS. This was a pleasant surprise to deal with a modular manufacturer with very good building specifications.

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### **Silvercrest Western Homes Corp.**

**Address:** 299 North Smith Avenue. P.O.Box 759, Corona, CA, 91720

**Phone:** 909-734-6610 **Fax:** 909-737-9043

**URL:** [www.silvercrest.com](http://www.silvercrest.com) **Email:** [info@silvercrest.com](mailto:info@silvercrest.com)

**Builders/Dealers located in:** AZ, CA, CO, ID, MT, NM, NV, OR, UT, WA, WY

**Builder Network:** Over 50 retailers **Home Styles:** Ranch

**From their website:** "...Silvercrest Online was designed especially with YOU in mind. Within these pages there are many exciting HOMES for your review. You will find information on Retailers and Community Developments in the Western States that offer our homes. We ship as far east as Colorado..."

**Company Founded:** 1973 **Avg. Yearly Construction:** 200-300

**Floorplans:** Over 50 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$60-\$90 **Delivery Range:** Western United States

**Factory Location(s):** Corona, CA; Woodland, CA

**Warranty:** 1 year Factory Warranty and an additional 6 year Silver Shield Warranty

**Comments:** Silvercrest Homes are above average manufactured mobile homes and modular homes. Their manufactured homes are very good and appealing. Their modular homes are also good but seem to lack a little when compared with premium modular providers. I still think modular buyers would consider Silvercrest if they are looking to build in the Northwest. It is frustrating that their website has alot of floorplans but little details on specifications. Hopefully they

will add this over time. In the meantime you should contact them directly for more information.

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### **Simplex Homes Industries**

**Address:** One Simplex Drive, Scranton, PA, 18504

**Phone:** 570-346-5113 **Toll Free:** 800-233-4233 **Fax:** 570-346-3732

**URL:** [www.simplexhomes.com](http://www.simplexhomes.com) **Email:** [sales@simplexhomes.com](mailto:sales@simplexhomes.com)

**Builders/Dealers located in:** CT, DE, GA, MA, MD, ME, NC, NH, NJ, NY, PA, RI, SC, VA, VT, WV

**Builder Network:** Over 30 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...For over 35 years, we at Simplex have been industry leaders in modular construction. In fact, many of the advances that have made modular a preferred construction method among many professionals have originated in our production facilities. From your dream home to a multi-practice physician office to a hotel complex and more, if you can dream it, Simplex can build it..."

**Company Founded:** 1971 **Avg. Yearly Construction:** Over 400

**Floorplans:** Over 50 floorplans **Customization:** Customization is available

**Avg. Price Range:** \$60-\$90 **Delivery Range:** Eastern United States

**Factory Location(s):** Scranton, PA

**Comments:** Simplex Industries is a long time leader of modular home construction. They have been featured on Bob Vila's tv show. I like their homes and they will blend in amongst any neighborhood. I would like to give them a perfect score because they are doing almost everything right. Except there was a few minor issues with their customer service. Maybe because of their reputation and being promoted on Bob Vila's program they are under too much demand and are too busy to handle all of their potential customers. They provide above average modular homes and hopefully their customer service will rise to match them.

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### **Skyline Homes**

**Address:** 2520 By-Pass Road, Elkhart, IN, 46515

**Phone:** 574-294-6521 **Toll Free:** 800-348-7469

**URL:** [www.skylinehomes.com](http://www.skylinehomes.com) **Email:** [consumerrelations@skylinecorp.com](mailto:consumerrelations@skylinecorp.com)

**Builders/Dealers located in:** IN, OH, PA

**Builder Network:** Over 75 retailers **Home Styles:** Ranch

**From their website:** "...Skyline produces a wide range of manufactured and modular homes with price ranges to fit most budgets. Whether your need is for a single-section starter home or empty nester model, a 2700 square foot multi-sectional full drywall home, or anything in between, Skyline is your answer..."

**Company Founded:** 1951 **Avg. Yearly Construction:** Over 500  
**Floorplans:** Over 40 floorplans **Customization:** Limited customization  
**Avg. Price Range:** \$55-\$85 **Delivery Range:** Nationwide  
**Factory Location(s):** Multiple factories throughout the US  
**Warranty:** Fifteen month full warranty

**Comments:** Skyline Homes started by providing manufactured mobile homes to the entry level market and then started to expand to the mid range and upper scale market with their modular home line. They have a long established reputation of quality workmanship. Based on the builders I have spoken with I am confident to recommend Skyline Homes. This is a big player in the industry and should be considered in your search for a modular home.

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### **Solitaire Homes**

**Address:** 7605 Nickles Road, Duncan, OK, 73533  
**Phone:** 580-252-6060 **Fax:** 580-252-6072  
**URL:** [www.solitairehomes.com](http://www.solitairehomes.com)

**Builders/Dealers located in:** AZ, KS, NM, OK, TX  
**Builder Network:** About 30 retailers **Home Styles:** Manufactured Home  
**From their website:** "...Step into Solitaire and discover the inside story of America's premium manufactured home. From the foundation to the roof, a Solitaire home is built to surpass industry standards and exceed expectations. We sell only what we build because that's the only way we can make certain we're providing a quality home..."

**Company Founded:** 1965 **Avg. Yearly Construction:** 200-300  
**Floorplans:** About 20 floorplans **Customization:** Limited customization  
**Avg. Price Range:** \$60-\$90 **Delivery Range:** Texas Gulf Coast Area  
**Factory Location(s):** Texas  
**Warranty:** One-year warranty

**Comments:** Solitaire Homes are manufactured mobile homes that are built to high specifications. They are definitely above average manufactured homes, for example they utilize 2x6 construction. I would recommend Solitaire Homes if you are looking for a manufactured home. If you are looking for a multi story custom modular home then you should consider someone else. Otherwise this is a good affordable provider that is building to high specifications.

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### **Southern Energy Homes**

**Address:** 144 Corporate Way, Addison, AL, 35540  
**Toll Free:** 866-896-2737 **Fax:** 256-747-7586  
**URL:** [www.sehomes.com](http://www.sehomes.com) **Email:** [info@sehomes.com](mailto:info@sehomes.com)

**Builders/Dealers located in:** AL, GA, MS, TX

**Builder Network:** Over 200 dealers **Home Styles:** Manufactured Home

**From their website:** "...SEhomes, Inc. is one of the industry's fastest growing and stable companies. We are also one of the most versatile, with our primary interest in the Southeastern and South Central United States. Currently we operate seven manufacturing facilities that produce homes sold in approximately twenty states..."

**Company Founded:** 1982 **Avg. Yearly Construction:** Over 1000

**Floorplans:** Over 100 floorplans **Customization:** Limited customization

**Avg. Price Range:** \$55-\$85 **Delivery Range:** Southeast US

**Factory Location(s):** Alabama and Texas

**Comments:** Southern Energy Homes are above average modular homes. Their building specifications are higher than many other providers which should make any home buyer happy. Their energy efficiency could be improved upon but then again these homes are not intended for cold climate building sites. It was good to see their large variety of floorplans and helpful information that they provided on their website. This is a good affordable option for modular home buyers in the Southeast. If you do pick Southern Energy you should think about requesting upgrades to your home plan.

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**Southern Structures Inc.** 

**Address:** 334 Cypress Rd, Ocala, FL, 34472

**Phone:** 352-680-1911 **Fax:** 352-680-1903

**URL:** [www.southernstructuresinc.com](http://www.southernstructuresinc.com) **Email:** [info@southernstructuresinc.com](mailto:info@southernstructuresinc.com)

**Builders/Dealers located in:** FL, GA

**Builder Network:** N/A **Home Styles:** Multifamily

**From their website:** "...SSI has provided structures for all branches of the Military and NASA, hundreds of state and local government agencies, school boards, and thousands of private individuals, corporations, dealers, and developers. Other projects have included housing in two foreign countries, vacation and resort living units..."

**Company Founded:** 1961 **Avg. Yearly Construction:** 45-60

**Floorplans:** 35 **Customization:** Full customization

**Avg. Price Range:** \$45-\$100 **Delivery Range:** Southeast US

**Factory Location(s):** Ocala, Florida

**Warranty:** 1 year on defects in materials or workmanship, manufacturers warranties

**Comments:** Southern Structures Inc. started as a contracting company that expanded into a manufacturer of modular homes as well.. They are smaller and do not have as many floorplans as others and do not produce as many homes. But Southern Structures is able to pay better attention to the building process and ensure their high quality standards are met. Their small size also enables

them to have flexibility that other modular manufacturers may have. They are a good option for people looking for middle market home. Their website has basic information and they respond quickly to consumer inquires.

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### **Stratford Homes**

**Address:** 402 South Weber Avenue, Stratford, WI, 54484

**Phone:** 715-687-3133 **Toll Free:** 800-448-1524 **Fax:** 715-687-3453

**URL:** [www.stratfordhomes.com](http://www.stratfordhomes.com) **Email:** [stratfordhomes@tznet.com](mailto:stratfordhomes@tznet.com)

**Builders/Dealers located in:** IA, ID, IL, KS, MN, MO, MT, NE, OR, WA, WI, WY

**Builder Network:** Over 50 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...We "stick-build" your home in our manufacturing facilities, just as if it was constructed from scratch on your foundation. Each step of our manufacturing process is closely controlled under ideal conditions, and we thoroughly inspect your home at each step of the building process to ensure it meets stringent building code requirements..."

**Company Founded:** 1972 **Avg. Yearly Construction:** Over 300

**Floorplans:** Over 60 floorplans **Customization:** Customization is available

**Avg. Price Range:** \$100-\$130 **Delivery Range:** Midwest and Pacific Northwest

**Factory Location(s):** Chariton, IA; Rathdrum, ID; Stratford, WI

**Warranty:** One-year warranty covering defects in material and workmanship, and a 10-year structural warranty

**Comments:** Stratford Homes is a premium custom modular home builder. Their standard floorplans are impressive and their custom options are very strong. The builders I interviewed spoke highly of Stratford Homes and the quality of the construction. This is a welcome oasis especially for modular home buyers in the Pacific Northwest who have fewer options than modular home buyers in the Northeast. Stratford Homes is a good option for any mid range to upper scale home buyer. There is helpful information on their website and in the home catalog.

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### **Structural Modulares**

**Address:** PO Box 315, Strattanville, PA, 16258

**Toll Free:** 800-216-7849

**URL:** [www.smihomes.com](http://www.smihomes.com) **Email:** [smi@penn.com](mailto:smi@penn.com)

**Builders/Dealers located in:** MD, MI, NJ, OH, PA, VA, WV

**Builder Network:** Over 20 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...When it's time to build your dream home, don't stop looking until you've seen what SMI can do for you. Let us prove to you the difference in a quality home from SMI. Let SMI show you the difference. Experienced personnel, design flexibility, quality materials and name brand

products are just the beginning. We put pride and excellence in everything we build..."

**Company Founded:** 1990 **Avg. Yearly Construction:** 150-200

**Floorplans:** About 35 floorplans **Customization:** Customization is available

**Avg. Price Range:** \$70-\$100 **Delivery Range:** 400 miles from factory

**Factory Location(s):** Strattanville, PA

**Comments:** Structural Modulars is another good option for modular home buyers in or near Pennsylvania. I would rate them as an above average modular home manufacturer. Their building specifications are good and their floorplans are nice. They also have a nice upgrades and options available. This is a good option for entry level and mid range modular buyers. Pennsylvania does seem to have almost too many good options for modular home buyers to choose from.

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### **Summit Crest**

**Address:** 2221 Clayton Lane, Berthoud, CO, 80513

**Phone:** 970-532-2632 **Fax:** 970-532-4352

**URL:** [www.summitcresthomes.com](http://www.summitcresthomes.com) **Email:** [info@summitcresthomes.com](mailto:info@summitcresthomes.com)

**Builders/Dealers located in:** AZ, CO, ID, MO, MT, NV, UT, WY

**Builder Network:** Over 30 builders **Home Styles:** Ranch

**From their website:** "...For over 35 years, Summit Crest Homes has been a leader among area homebuilders. After completing our 20,000th home in 2004, we are proud of our achievements while meeting the challenges of an ever-changing market..."

**Company Founded:** 1969 **Avg. Yearly Construction:** Over 500

**Floorplans:** Over 60 floorplans **Customization:** Customization is available

**Avg. Price Range:** \$80-\$120 **Delivery Range:** Rocky Mountain area

**Factory Location(s):** Berthoud, CO

**Warranty:** One-year warranty

**Comments:** Summit Crest provides above average modular homes. Their building specifications are very good and so is their energy efficiency plan. That is very important since their homes need to survive the harsh Rocky Mountain winters. They also provide good customization options. One issue that I have with them is that they divide their attention between manufactured homes and modular homes. But they seem to still provide good modular homes. I would recommend them to any mid range home buyer for the Rocky Mountain area. Be sure to ask about the transportation costs if your building site is not close to major highways.

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## **Sun Building Systems**

**Address:** #9 Stauffer Industrial Park, Taylor, PA, 18517

**Phone:** 570-562-0110 **Toll Free:** 888-740-8218 **Fax:** 570-562-0737

**URL:** [www.sunmodular.com](http://www.sunmodular.com) **Email:** [jjulo@sunmodular.com](mailto:jjulo@sunmodular.com)

**Builders/Dealers located in:** CT, DE, MA, MD, ME, NH, NJ, NY, PA, RI, VA, VT, WV

**Builder Network:** Over 20 builders **Home Styles:** Ranch, Cape Cod

**From their website:** "...Sun Building Systems, LLC is owned by Pleasant Street Homes, LLC. Sun Building Systems specializes in constructing custom crafted modular homes, both single and multi-family. Based on performance, we have earned a reputation as a leader in the industry and continue to exceed our clients' expectations..."

**Company Founded:** 1972 **Avg. Yearly Construction:** Over 300

**Floorplans:** About 100 floorplans **Customization:** Fully customizable

**Avg. Price Range:** \$70-\$105 **Delivery Range:** Northeast & Mid-Atlantic USA

**Factory Location(s):** Taylor, PA

**Warranty:** One-year warranty

**Comments:** Sun Building Systems is part of the Pleasant Street Homes group which provides above average modular homes. They are very good at providing customized solutions for modular home buyers. They can match the appearance of stick-built homes and their homes blend in well amongst any neighborhood. This is a good option for mid range to upper scale modular home buyers. Being part of the Pleasant Street Home group they have more resources available than most other manufacturers.

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## **Sunscape Homes**

**Address:** 36 Timberlane Drive, Northeast, MD, 21901

**Phone:** 410-287-2707 **Fax:** 410-287-6876

**URL:** [www.sunscape-homes.com](http://www.sunscape-homes.com) **Email:** [sparky@sunscape-homes.com](mailto:sparky@sunscape-homes.com)

**Builders/Dealers located in:** CT, DE, MA, MD, ME, NH, NJ, NY, PA, RI, VA, VT, WV

**Builder Network:** Over 30 builders **Home Styles:** Ranch, Cape Cod

**From their website:** "...At Sunscape Homes, we offer a broad range of quality, factory-built homes, including HUD-code and Modular code homes that will meet and exceed your expectations. Because our goal is to make houses that homeowners love and that fill us with pride..."

**Company Founded:** 1972 **Avg. Yearly Construction:** Over 200

**Floorplans:** About 100 floorplans **Customization:** Customization is available

**Avg. Price Range:** \$80-\$120 **Delivery Range:** Northeast & Mid-Atlantic USA

**Factory Location(s):** North East, MD

**Comments:** Sunscape Homes is another division of Pleasant Street Homes. They provide modular home buyers with good homes that I would rate as above average. They have many custom options and a good reputation amongst the home builders I spoke with. I did find their predesigned floorplans to be just average but with their customization options I am comfortable with recommending them. It was also a very easy time dealing with the customer service. If you are interested you should contact that friendly group for an information package.

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### **Sunshine Homes**

**Address:** PO Box 507, Red Bay, AL, 35582

**Phone:** 256-356-4427 **Fax:** 256-356-9694

**URL:** [www.sunshinehomes-inc.com](http://www.sunshinehomes-inc.com) **Email:** [info@sunshinehomes-inc.com](mailto:info@sunshinehomes-inc.com)

**Builders/Dealers located in:** KS, MS

**Builder Network:** N/A **Home Styles:** Manufactured Home

**From their website:** "...Today's Manufactured And Modular Home buyer is a better shopper than the buyer of the past years. They tend to shop more, looking for Quality, Style, and Value for their money. With these factors in mind, our current line of homes are designed and built to offer the consumer a well constructed home with stylish good looks and exceptional value for the dollar..."

**Company Founded:** 1971 **Avg. Yearly Construction:** Over 500

**Floorplans:** About 20 floorplans **Customization:** Minimal customization

**Avg. Price Range:** \$80-\$120 **Delivery Range:** Southeast US

**Factory Location(s):** Red Bay, AL

**Comments:** Sunshine Homes is an above average modular home provider for entry level buyers. Their floorplans are not spectacular but this family owned business does take great pride in their workmanship and customer service. They have established a long reputation of quickly responding to their customers. This is a good value option for modular home buyers but it is probably not the best option for upscale home buyers.

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### **Superior Homes**

**Address:** 715 21st St. SW, Watertown, SD, 57201

**Phone:** 605-886-3270 **Toll Free:** 800-283-9945 **Fax:** 605-886-7075

**URL:** [www.superiorhomesllc.com](http://www.superiorhomesllc.com) **Email:** [sales@superiorhomesllc.com](mailto:sales@superiorhomesllc.com)

**Builders/Dealers located in:** CO, IA, MN, MT, ND, NE, SD, WI, WY

**Builder Network:** N/A **Home Styles:** Manufactured Home

**From their website:** "...At Superior Homes we are proud of our homes and buildings and believe the difference is with our quality of workmanship and our attention to detail. In addition, we believe you'll discover the "Superior Homes"

difference and choose our team as your building partner..."

**Company Founded:** 2002 **Avg. Yearly Construction:** 150-200

**Floorplans:** About 20 floorplans **Customization:** Minimal customization

**Avg. Price Range:** \$70-\$100 **Delivery Range:** Rocky Mountain area

**Factory Location(s):** Watertown, SD

**Comments:** Superior Homes is an average provider of modular homes. They use 2x6 exterior wall studs for additional strength. Their website has little information but they are worth contacting directly if you are in their service area for more information. They seem to be targeting entry level and mid range modular home buyers. They are a good option in an area that does not have many better alternatives.

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### **Superior Modular Systems**

**Address:** 15134 W. Hunziker Road, Pocatello, ID, 83202

**Phone:** 208-238-5858 **Toll Free:** 877-711-5858 **Fax:** 208-238-5757

**URL:** www.superiormods.com **Email:** seaton@direcway.com

**Builders/Dealers located in:** CO, ID, MT, NV, UT, WY

**Builder Network:** N/A **Home Styles:** Ranch, Colonial

**From their website:** "... We insist on the highest quality materials and craftsmanship. Our construction management team has over 500 years combined experience in the modular construction industry. All construction is completed to the Uniform Building Code, and the International Building Code, and guidelines as outlined by the National Association of Home Builders and Superior Modular Systems Quality Control Manual..."

**Company Founded:** 1962 **Avg. Yearly Construction:** Over 300

**Floorplans:** About 20 floorplans **Customization:** Minimal customization

**Avg. Price Range:** \$70-\$100 **Delivery Range:** Rocky Mountain area

**Factory Location(s):** Eagle, ID

**Warranty:** One-year warranty

**Comments:** Superior Modular Systems is an average modular home provider. They have a long history which was surprising since there was several issues with their customer service and it was very disappointing to visit their website. I am not comfortable recommending a company that has issues with their customer services. Hopefully it was just bad luck but after having so many issues and not hearing great things from builders it is probably best to keep on looking for another modular provider.

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### **Taylor Homes**

**Address:** PO Box 438, Anderson, MO, 64831

**Phone:** 417-845-3311 **Toll Free:** 800-955-3310 **Fax:** 417-845-6044

**URL:** www.taylorhomes.net

**Builders/Dealers located in:** AR, CO, IA, IL, KS, MO, NE, OK, UT

**Builder Network:** N/A **Home Styles:** Ranch, Cape Cod

**From their website:** "...Guided by our values and effective leadership we have an empowering environment that leads to maximizing each employee's full potential. We are fanatical about our quality - this is why we are the home of choice. We are a company of good people working as a team to consistently meet or exceed our customers' expectations..."

**Company Founded:** 1972 **Avg. Yearly Construction:** 150-200

**Floorplans:** About 50 floorplans **Customization:** Customization is available

**Avg. Price Range:** \$75-\$110 **Delivery Range:** Midwest & Rocky Mountain

**Factory Location(s):** Anderson, MO

**Warranty:** One-year warranty

**Comments:** Taylor Homes is an average modular home manufacturer. They have good building specifications but most of their floorplans tend to be for smaller homes (less than 1700 sq ft). They can handle custom work but I am not comfortable with using a manufacturer that has so few large home floorplans. If you are looking for a mid range home with less than 1700 sq. ft. than Taylor Homes is a good option and can service you well.

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## **Terrace Homes**

**Address:** 1553 11th Drive, Friendship, WI, 53934

**Phone:** 608-339-7888 **Fax:** 608-339-9361

**URL:** www.terracehomes.com **Email:** info@terracehomes.com

**Builders/Dealers located in:** WI

**Builder Network:** N/A **Home Styles:** Ranch, Colonial

**From their website:** "...At Terrace Homes, we will customize any of our plans to make it uniquely yours. Or, bring us your plans, a collection of magazine clippings, photos... whatever captures your imagination. Working with your independent Terrace Homes Builder, we will help you create a beautiful home for your family..."

**Company Founded:** 1975 **Avg. Yearly Construction:** 150-200

**Floorplans:** About 20 floorplans **Customization:** Customization is available

**Avg. Price Range:** \$70-\$100 **Delivery Range:** 300 miles from factory

**Factory Location(s):** Friendship, WI

**Comments:** Terrace Homes is an above average provider of modular homes. Their building specifications are slightly better than the average modular home. I also enjoyed their floorplans which nicely match the look of stick-built homes. Terrace Homes would be a good option for mid range home buyers. They have several model homes that you can tour for you to better decide if they are the

right match for you. Their website has a lot of helpful information for modular home buyers and if you are thinking about them you should definitely check it out.

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## **The Home Store**

**Address:** PO Box 300, Whately, MA, 01093

**Toll Free:** 800-974-1266

**URL:** [www.the-homestore.com](http://www.the-homestore.com) **Email:** [info@the-homestore.com](mailto:info@the-homestore.com)

**Builders/Dealers located in:** CT, MA, NH, NY, RI

**Builder Network:** Over 20 builders **Home Styles:** Ranch, Cape Cod

**From their website:** "...In business since 1986, The Home Store is the largest custom modular home builder in Massachusetts, New England, and New York's Hudson Valley. We offer over 450 house floor plans for our custom modular homes, any of which can meet Universal Design and Energy Star requirements...."

**Company Founded:** 1986 **Avg. Yearly Construction:** Over 300

**Floorplans:** Over 400 floorplans **Customization:** Fully customizable

**Avg. Price Range:** \$100-\$140 **Delivery Range:** Northeast

**Factory Location(s):** Multiple

**Comments:** Home Store has grown into a local giant of modular homes for the Northeast. They focus on customer service, customization and minimizing the markups to provide good value. They have been very successful with their formula. They are a good above average provider and should be on your list if you are looking to buy a modular home in Massachusetts. These homes look good and blend in perfectly in any neighborhood. They also have such a large amount of floorplans that they have several options for everyone from entry level to upper scale home buyers.

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## **Timber Creek Homes**

**Address:** One Timber Creek Trail, Straton, NE, 69043

**Phone:** 308-276-2478 **Fax:** 308-276-3471

**URL:** [www.timbercreekhomesinc.com](http://www.timbercreekhomesinc.com)

**Builders/Dealers located in:** NE

**Builder Network:** Over 20 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...When you select a Timber Creek Home your not settling for the ordinary. Our designers have spent years designing exciting exteriors, and interiors of character so you're new home will create the feeling you want to experience in your living environment..."

**Company Founded:** 1982 **Avg. Yearly Construction:** 100-150

**Floorplans:** Over 100 floorplans **Customization:** Customization is available

**Avg. Price Range:** \$80-\$100 **Delivery Range:** Rocky Mountain area

**Factory Location(s):** Stratton, NE

**Comments:** Timber Creek Homes is a premium modular home manufacturer. This is one of the few manufacturers that can build a true mansion using modular technology. They have a large selection of floorplans available on their website and I am sure you will agree with me that some of those floorplans are just simply very impressive. Also the builders that I interviewed spoke highly of their building quality. If you are a mid-range or upper end home buyer you should look into Timber Creek Homes.

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### **Timberland Homes**

**Address:** 1201 37th NW, Auburn, WA, 98001

**Phone:** 253-735-3435 **Toll Free:** 800-488-5036 **Fax:** 253-939-8803

**URL:** [www.timberland-homes.com](http://www.timberland-homes.com) **Email:** [sales@timberland-homes.com](mailto:sales@timberland-homes.com)

**Builders/Dealers located in:** ID, OR, WA

**Builder Network:** N/A **Home Styles:** Ranch

**From their website:** "...For over 3 decades we've been perfecting a better way to give home buyers exactly what they're looking for in a new home. Our method goes well beyond mere construction. We help you select and refine your dream ideas, then deliver the finished project — on time and on budget. It's a difference you'll appreciate, the moment you walk in the door..."

**Company Founded:** 1973 **Avg. Yearly Construction:** 50-100

**Floorplans:** About 30 floorplans **Customization:** Customization is available

**Avg. Price Range:** \$90-\$120 **Delivery Range:** Pacific Northwest USA

**Factory Location(s):** Auburn, WA

**Warranty:** 15-year limited structural warranty

**Comments:** Timberland Homes is an interesting modular home provider. They are unlike most others you will find. They do not build inside a factory, they allow for custom homes to be purchased directly from them and they are capable of servicing Alaska. If you are in a unique situation then they can be a good choice. But since they build outside of a factory and are a very small operation I feel there are better modular home manufacturers available for most modular home buyers looking for a standard home.

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### **TLC Modular Homes**

**Address:** 1600 S. Roosevelt, Goldendale, WA, 98620

**Phone:** 509-773-5055 **Toll Free:** 866-773-5055

**URL:** [www.tlcmodularhomes.com](http://www.tlcmodularhomes.com) **Email:** [sales@tlcmodularhomes.com](mailto:sales@tlcmodularhomes.com)

**Builders/Dealers located in:** OR, WA

**Builder Network:** About 15 builders **Home Styles:** Ranch, Cape Cod

**From their website:** "...TLC Modular homes are classified into several basic categories or "families." Within each family there can be many different models. Grouping home designs in this way is a convenience, but in no way limits your possibilities. TLC will custom-build to your floor plan and specification..."

**Company Founded:** 1997 **Avg. Yearly Construction:** 100-150

**Floorplans:** About 15 floorplans **Customization:** Customization is available

**Avg. Price Range:** \$80-\$110 **Delivery Range:** Pacific Northwest USA

**Factory Location(s):** Goldendale, WA

**Warranty:** One year warranty

**Comments:** TLC Modular Homes builds above average modular homes. Their building specifications are higher than most other manufacturers. This is a small operation that pays close attention to providing high customer service with quality construction. They are a good option for modular home buyers. The only issue I have is that they are very small and may have a longer waiting period than other larger manufacturers.

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**Unibilt Industries, Inc.** 

**Address:** 8005 Johnson Station Road, Vandalia, OH, 45377

**Phone:** 937-890-7570 **Toll Free:** 800-777-9942 **Fax:** 937-890-8303

**URL:** www.unibilt.com **Email:** info@unibilt.com

**Builders/Dealers located in:** IN, KY, MI, OH, WV

**Builder Network:** About 10 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...Unibilt and its family of builders pay attention to all the details including the quality of our homes and the quality of our relationship with you. We spare no effort to use quality materials, superior craftsmanship and continual communication through all building phases to assure your peace of mind..."

**Company Founded:** 1969 **Avg. Yearly Construction:** 200-300

**Floorplans:** About 50 floorplans **Customization:** Customization is available

**Avg. Price Range:** \$80-\$110 **Delivery Range:** Ohio Valley

**Factory Location(s):** Vandalia, OH

**Warranty:** One year warranty

**Comments:** Unibilt Industries manufactures modular homes for the Ohio Valley region. They are a good option for that region and can handle custom home construction. They are a family owned business and have developed a good reputation of customer satisfaction. They are not a big provider but they do very good work in their regional area. They should be considered if you are in their building area.

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## **Valley Quality Homes**

**Address:** 1830 South First St., Yakima, WA, 98903

**Phone:** 509-453-8937 **Toll Free:** 800-704-2812

**URL:** [www.valleyqualityhomes.com](http://www.valleyqualityhomes.com) **Email:** [yakima@valleyqualityhomes.com](mailto:yakima@valleyqualityhomes.com)

**Builders/Dealers located in:** OR, WA

**Builder Network:** N/A **Home Styles:** Manufactured Home

**From their website:** "...We are Valley Quality Homes and Valley Manufactured Housing. We are a family owned business and we have been serving customers throughout Washington, Eastern Oregon and Idaho and Northwestern Montana for over 25 years. We have four Central Washington locations to serve you..."

**Company Founded:** 1981 **Avg. Yearly Construction:** Over 500

**Floorplans:** About 25 floorplans **Customization:** Minimal customization

**Avg. Price Range:** \$65-\$100 **Delivery Range:** Pacific Northwest USA

**Factory Location(s):** Yakima, WA

**Warranty:** Individual components are guaranteed for different time lengths

**Comments:** Valley Quality Homes is a provider of manufactured mobile homes and they are one of the premium providers. I am usually quick to point out the advantages of modular over manufactured homes but Valley Homes use very high specifications that they are very close to stick-built quality. Their floors use 2x8 studs which very few others utilize. This is a good value option with a long reputation of quality homes.

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## **Vantage Pointe Homes, Inc.**

**Address:** 1000 West Rokeby Road, Lincoln, NE, 68523

**Phone:** 402-423-8821 **Fax:** 402-423-8661

**URL:** [www.vantagepointehomesinc.com](http://www.vantagepointehomesinc.com)

**Builders/Dealers located in:** NE

**Builder Network:** Over 50 builders **Home Styles:** Ranch, Colonial, Cape Cod

**From their website:** "...At Vantage Pointe Homes we understand that the purchase of a new home can be one of the most important financial decisions a person can make in a lifetime. Therefore, with our unique approach to the design and construction of our homes, we create the Vantage Pointe Advantage..."

**Company Founded:** 1996 **Avg. Yearly Construction:** 150-200

**Floorplans:** About 25 floorplans **Customization:** Customization is available

**Avg. Price Range:** \$80-\$120 **Delivery Range:** 400 miles from factory

**Factory Location(s):** Rokeby, NE

**Warranty:** One year written warranty

**Comments:** Vantage Point Homes provide Nebraska with simple modular homes. The building specification is good and covers all the basics and allows for upgrades. They seem to focus more on smaller modular home floorplans. If you

are looking for a large custom modular home then this might not be the best match for you, otherwise they are a good option for the value seeking modular home buyer.

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**Virginia Homes Manufacturing Corp.** 

**Address:** 142 Virginia Homes Lane, Boydton, VA, 23917

**Phone:** 434-738-6107 **Fax:** 434-738-6926

**URL:** www.virginiahomesmfg.com **Email:** sales@virginiahomesmfg.com

**Builders/Dealers located in:** DE, MD, NC, NJ, SC, VA

**Builder Network:** N/A **Home Styles:** Ranch, Cape Cod

**From their website:** "...Your custom home will retain a higher resale value than a site-built home, due to its superior construction and precision building. Due to the superior construction, you will have less repair bills than you would on a site-built home, which will deteriorate more over time..."

**Company Founded:** 1971 **Avg. Yearly Construction:** 100-150

**Floorplans:** 15 floorplans **Customization:** Minimal customization

**Avg. Price Range:** \$80-\$120 **Delivery Range:** Mid Atlantic USA

**Factory Location(s):** Boydton, VA

**Comments:** Virginia Homes provides manufactured mobile homes and modular homes. Their construction specifications are lower than what I would prefer. Also there were a few issues trying to find answers from their customer service. I do not feel comfortable recommending this modular home provider, especially with so many other well qualified competitors in the same area.

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**Wardcraft Homes** 

**Address:** 614 Maple St, Clay Center, KS, 67432

**Phone:** 785-632-5664

**URL:** www.wardcraft.com

**Builders/Dealers located in:** CO, KS, MO, NE, SD, WY

**Builder Network:** Over 100 builders **Home Styles:** Ranch, Colonial

**From their website:** "...Wardcraft has sold over 4,500 homes with 2x6 construction since 1971. New high performance homes with ENERGY STAR specs. Over 85 plans to choose from and alter to suit your needs or have your own custom home built from scratch..."

**Company Founded:** 1971 **Avg. Yearly Construction:** 150-200

**Floorplans:** Over 80 floorplans **Customization:** Fully customizable

**Avg. Price Range:** \$100-\$200 **Delivery Range:** Rocky Mountain area

**Factory Location(s):** Fort Morgan, CO; Minden NE; Clay Center, KS

**Warranty:** Each new Wardcraft Home carries a one year limited builders warranty and an optional 10 year structural warranty. Most of the component

parts carry their own warranty.

**Comments:** Wardcraft provides high quality custom modular homes with great customer service. They are an excellent option for any mid-range to upper scale home buyer. They have a long track record of successful home building and a commitment to stay current with new building technology. They have several models that are energy star certified. It was an excellent experience dealing with their customer service which was more than helpful providing information and answers. This is a great provider of innovative modular homes that look 100% custom designed and will be the envy of the neighbors. Their photo gallery is a must see.

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**Wausau Homes, Inc.** 

**Address:** P.O. Box 8005, Waussau, WI, 54402-8005

**Phone:** 715-359-7272 **Toll Free:** 800-735-1812

**URL:** [www.wausauhomes.com](http://www.wausauhomes.com) **Email:** [info@wausauhomes.com](mailto:info@wausauhomes.com)

**Builders/Dealers located in:** WI

**Builder Network:** Over 50 builders **Home Styles:** Colonial

**From their website:** "...We started out as a lumberyard in the 1950s in Wausau, Wisconsin servicing stick builders. We believed there had to be a better way to build homes. We pioneered and for nearly 50 years we fine-tuned a complete building system that is recognized as one of the best in the industry..."

**Company Founded:** 1960 **Avg. Yearly Construction:** Over 1000

**Floorplans:** Over 200 floorplans **Customization:** Fully customizable

**Avg. Price Range:** \$100-\$150 **Delivery Range:** Midwest and Southeast

**Factory Location(s):** Lakeland, GA; Corning, IA; Charleston, IL; Paulding, OH; Waverly, OH; Lawrenceburg, TN; South Hill, VA; Wausau, WI

**Comments:** Wausau Homes is a large player in the modular homes marketplace. This allows them to have one of the largest selections of predesigned modular home floorplans. They have a long established reputation of providing quality homes and are worth a look by any potential modular home buyer. They also offer component homes which seem to just be their variety of panelized homes. They do have a nice website but it is missing some useful information like building specifications. Hopefully that will be fixed very soon.

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**Waverlee Homes** 

**Address:** 2039 Bexar Avenue East, Hamilton, AL, 35570

**Phone:** 205-921-1887

**URL:** [www.waverleehomesinc.com](http://www.waverleehomesinc.com)

**Builders/Dealers located in:** AL, AR, FL, GA, KY, LA, MO, MS, OK, TN, TX

**Builder Network:** About 100 retailers **Home Styles:** Manufactured Home  
**From their website:** "...Waverlee Homes, Inc. is one of the nation's leaders in the manufactured housing industry. A strong financial position and longevity in the home building industry confirms our company's commitment to customer satisfaction. Waverlee manufactured homes are built following rigid federal and state building codes; strictly enforced by the Department of HUD and/or applicable state agencies...."

**Company Founded:** 1994 **Avg. Yearly Construction:** Over 300  
**Floorplans:** Over 50 floorplans **Customization:** Minimal customization  
**Avg. Price Range:** \$65-\$100 **Delivery Range:** Southeast US  
**Factory Location(s):** Hamilton, AL

**Comments:** Waverlee Homes is a provider of manufactured mobile homes. They try hard to ensure good quality and have established a reputation of high customer satisfaction. These are good sectional mobile homes if you are looking for a starter home. I would suggest that you seek a true modular home as they tend to have a much better appreciation and will blend in better than mobile homes.

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**Westchester Modular Homes, Inc.** 

**Address:** 30 Reagans Mill Road, Wingdale, NY, 12594  
**Phone:** 845-832-9400 **Toll Free:** 800-832-3888  
**URL:** [www.westchestermodular.com](http://www.westchestermodular.com) **Email:** [info@westchestermodular.com](mailto:info@westchestermodular.com)

**Builders/Dealers located in:** CT, MA, ME, NH, NJ, NY, PA, RI, VT  
**Builder Network:** Over 25 builders **Home Styles:** Ranch, Colonial, Cape Cod  
**From their website:** "...To meet the rising demand of housing in the Northeast market, the founders of Westchester Modular Homes recognized the benefits of constructing homes in a climate-controlled factory with a highly skilled staff that operates 12 months a year. The concept of building efficiently in a weather protected environment, with on-time delivery and cost control is the essence of modular construction..."

**Company Founded:** 1986 **Avg. Yearly Construction:** 200-300  
**Floorplans:** Over 20 floorplans **Customization:** Fully customizable  
**Avg. Price Range:** \$100-\$150 **Delivery Range:** Northeast  
**Factory Location(s):** Wingdale, NY

**Comments:** Westchester Modular Homes is a premium modular home manufacturer. They are located in Westchester County, NY which is has one of the most expensive real estate markets in the country so they need to be a premium builder. Their homes will blend in well amongst any other homes. They are truly capable of a providing a modular mansion. Their building specifications are also higher than many other providers so you know your home will be high quality. I really enjoy this modular home manufacturer and also enjoyed all of the

helpful information they have on their website. If you are in their building area you should check them out.

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## **Wick Building Systems**

**Address:** 2301 East Fourth St., Marshfield, WI, 54449

**Phone:** 715-387-2551 **Fax:** 715-384-5346

**URL:** [www.wickmarshfield.com](http://www.wickmarshfield.com)

**Builders/Dealers located in:** IA, IL, MI, MN, MO, MT, ND, NE, SD, WI, WY

**Builder Network:** Over 50 builders **Home Styles:** Manufactured Home

**From their website:** "...The Wick Modular Manufactured Homes Division of Wick Building Systems, Inc. specializes in producing customized modular, sectional and single section homes. We serve American families by "Building Your Dreams and Ours, One Home at a Time." Since 1960, over 154,000 families have chosen Wick to build their dream home..."

**Company Founded:** 1960 **Avg. Yearly Construction:** Over 1000

**Floorplans:** Over 40 floorplans **Customization:** Minimal customization

**Avg. Price Range:** \$65-\$95 **Delivery Range:** Midwest and Great Plains area

**Factory Location(s):** Marshfield, WI

**Warranty:** One-Year/Ten-year Warranty

**Comments:** Wick Building Systems provides manufactured mobile homes and a smaller selection of modular homes. They seem to focus their attention on manufactured mobile homes. The floorplans that I saw of their modular homes reminded me of very nice mobile homes but still just mobile homes. They lack the special features that the premium modular home builders are providing. Wick has a long reputation so they are a viable option if you are looking for a manufactured home but they are not one of our favorite modular home manufacturers.

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## **Wisconsin Homes**

**Address:** 425 West McMillan, Marshfield, WI, 54449

**Phone:** 715-384-2161 **Fax:** 715-387-3627

**URL:** [www.wisconsinhomesinc.com](http://www.wisconsinhomesinc.com)

**Builders/Dealers located in:** IA, IL, MI, MN, SD, WI

**Builder Network:** 100 **Home Styles:** Ranch, Cape Cod, Manufactured Home

**From their website:** "...Wisconsin Homes has been building top quality modular homes in Marshfield Wi since 1965. The original founders of Wisconsin Homes had very sound and basic goals in mind when they created the company. Build the best product the market has to offer, and stand by it..."

**Company Founded:** 1965 **Avg. Yearly Construction:** 150-250

**Floorplans:** Over 45 plans **Customization:** Complete design flexibility

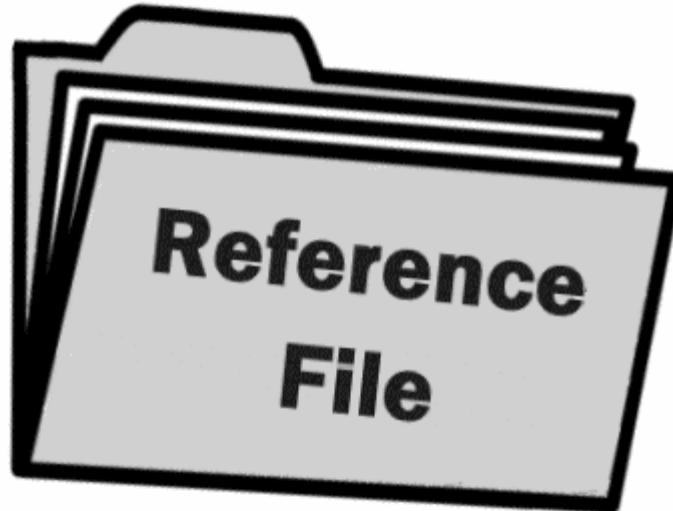
**Avg. Price Range:** \$65-\$80 **Delivery Range:** Great Lake area

**Factory Location(s):** Marshfield, WI

**Warranty:** One year warranty on construction.

**Comments:** Wisconsin Homes is a superior modular home manufacturer that is building high quality homes that can be customized for any upper scale home buyer. The builders I spoke with are very happy with the many options and quality of construction. I was recommended to use Wisconsin Homes even though the builders also represented other modular providers. The only problem I have is that their website is good but lacks the level of information you would expect. Hopefully they will fix this oversight. Also be careful on shipping distance as that can add significant costs.

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## **APPENDIX A – GENERAL TIMELINE**

Modular homes are fast but can take a year with inspection delays, issues with lenders, subcontractors not finishing work on time. In order to ensure your modular construction project does not have any work stoppages, here is a general timeline and checklist to make sure you have made the necessary decisions for your modular home.

- \_\_\_ Determine budget (land, building, labor & transportation costs)
- \_\_\_ Arrange financing (interest rate, length of loan, closing costs)
- \_\_\_ Determine need (size, bedrooms, bathrooms, sq. ft.)
- \_\_\_ Pick home style (colonial, ranch, split level, cape cod, etc.)
- \_\_\_ Select site additions (decks, garages, stairs, etc.)
- \_\_\_ Choose foundation type (basement, crawlspace)
- \_\_\_ Check references on the modular manufacturer and the local builder
- \_\_\_ Shop for insurance

### **Financing Part I**

Like most Americans you will need some financing for your building project. Your local banks and even modular builders can provide you with home mortgages. Before you talk to anyone about your finances make sure you are educated about the basics so you can ask smart questions. Look up your credit report (which is free to do once a year) and make sure there are no errors. Then look up the current mortgage loan rates. This will help you to estimate how much you can spend on your new home. Then start contacting banks to determine which will offer you the best rate and have a preliminary mortgage meeting with them.

### **Decide what you want**

What type of house do you want? Do you want a ranch, colonial or another style. How many floors, bedrooms bathrooms and how much square feet of space

would you like? Where would you like to build this? (most modular builders only will service a specific area)

## **Research**

Look at ModularToday.com builder's directory or search Google or DMOZ.org for "modular builders in (your area)". Most of the builder will ask you to fill out a contact form so they will know what information to send you. Usually it will take a few days for them to send you this information and a price estimate for your project. Make sure your builder is certified and in good standing with the Better Business Bureau.

## **Architectural Plans**

Once you decide on a builder your next step is to choose which plan of theirs you would like or if you want any add-ons to their normal plans. Based on your selection, the builder will prepare house plans and architectural drawings in about 2-6 weeks.

## **Construction Costs**

When the architectural drawings and house plans are complete, the cost of the local builder and labor can be determined. This can take a few weeks to determine the costs and guarantee the scheduling with the local builders.

## **Financing Part II**

Once the costs are completed and you have blueprints you can go back to the bank that you had the preliminary home financing meeting with. The bank normally will require a copy of the final blueprint drawings and written construction bids before they will approve the loan.

## **Building Permits**

Once you have the necessary financing, you then need to work with your modular home builder to apply for any necessary building permits that are required by the state or local governments. Generally this will take one or two weeks for normal building sites. If you are in a historic area, environmentally sensitive or other protected zone it can take considerably longer.

## **Site Preparation/Construction**

Modular buildings enable you to experience a great time and cost savings by allowing your construction to commence while your site is being prepared. While your foundation is being created the modular building is being fabricated at an off-site location. It is then shipped to you in sections where it is assembled by the local builders and constructed on top of your foundation. This step will take 1 to 3 months depending on the size and complexity of your modular home or office.

# APPENDIX B – HELPFUL RESOURCES

## Industry Organizations

Energy Star	<a href="http://www.energystar.gov">http://www.energystar.gov</a>
Modular Building Systems Association	<a href="http://www.modularhousing.com">http://www.modularhousing.com</a>
NAHB Modular Building Systems Council	<a href="http://www.nahb.org/modular">http://www.nahb.org/modular</a>
National Modular Housing Council	<a href="http://www.modularcouncil.org">http://www.modularcouncil.org</a>

## Magazines

Automated Builder Magazine	<a href="http://www.automatedbuilder.com">http://www.automatedbuilder.com</a>
Building Systems Magazine	<a href="http://www.buildingsystems.com">http://www.buildingsystems.com</a>

## Online Resources

Builder Online	<a href="http://www.builderonline.com">http://www.builderonline.com</a>
Fab Prefab	<a href="http://www.fabprefab.com">http://www.fabprefab.com</a>
Inhabitat Blog	<a href="http://www.inhabitat.com">http://www.inhabitat.com</a>
Modular Today	<a href="http://www.modulartoday.com">http://www.modulartoday.com</a>
Prefabcosm Blog	<a href="http://www.prefabcosm.com">http://www.prefabcosm.com</a>

## Print Books

Modular Mansions by Sheri Koones	<a href="http://www.sherikoones.com">http://www.sherikoones.com</a>
Prefabulous by Sheri Koones	<a href="http://www.sherikoones.com">http://www.sherikoones.com</a>
The Modular Home by Andrew Gianino	<a href="http://modularhomebook.com">http://modularhomebook.com</a>

# APPENDIX C – BUILDING CODES BY STATE

Building codes are the laws and regulations that specify the way something should be constructed. The federal government requires that the HUD building code be used for all mobile/manufactured homes. Modular building construction is regulated at the state and local levels the same way traditional site built homes are. Your modular building contractor should already know the regulations that apply to your project based on the address of the physical building site and the agencies that have jurisdiction over that area. Here is a brief overview of building codes based on state regulations. Remember to check with your state and local agencies to ensure your building will meet or exceed the required building codes and also that you apply for the necessary permits.

### Structure

SBC Standard Building Code  
 IBC International Building Code  
 UBC Uniform Building Code

### Plumbing

SPC Standard Plumbing Code  
 UPC Uniform Plumbing Code  
 IPC International Plumbing Code  
 NSPC National Standard Plumbing Code

### Mechanical

SMC Standard Mechanical Code  
 IMC International Mechanical Code  
 UMC Uniform Mechanical Code

### Electrical

NEC - National Electrical Code

State	Structure Code	Mechanical Code	Plumbing Code	Electrical Code	Licensing Contact
AL	1999 SBC (modified)	1997 SMC	1997 SPC	2002 NEC	Licensing Board of General Contractor, 334-272-5030
AK	2000 IBC (modified)	2000 IMC (modified)	2003 UPC	2002 NEC	Division of Occupational Licensing, 907-465-3035
AZ	None	None	1994 UPC (modified)	1987 NEC	Registrar of Contractors, 602-542-1525
AR	2000 IBC (modified)	2003 IMC (modified)	state written	2002 NEC	Contractor's Licensing Board, 501-372-4661
CA	1997 UBC (modified)	2000 UMC (modified)	2000 UPC (modified)	1999 NEC (modified)	Contractor's State Licensing Board, 916-255-3900
CO	1997 UBC	1997 UMC	1997 UPC	1999 NEC	State Electrical Board, 303-894-7800, Board of Plumbers, 303-894-7800
CT	1996 NBC (modified)	1996 IMC (modified)	1997 IPC (modified)	1999 NEC	Dept. of Consumer Protection, Professional Occupational Licensing Division, 860-713-6135
DE	None	None	None	1999 NEC	Dept. of Finance, Division of Revenue, 302-577-8205
FL	1997 SBC (modified)	1998 IMC (modified)	1997 IPC (modified)	1999 NEC	Dept. of Business & Professional Regulation, Construction Industry Licensing Board, 850-487-1395

GA	2000 IBC (modified)	2000 IMC (modified)	2000 IPC (modified)	1999 NEC (modified)	Construction Industry Licensing Board, 478-207-1416
HI	None	State Written	None	None	Dept. of Commerce & Community Affairs, Professional & Vocational Licensing Division, 808-586-3000
ID	2000 INC	2000 IMC	2000 UPC with supplement	2002 NEC (modified)	Division of Building Safety, Electrical Bureau, 208-334-2183; Division of Building Safety, Plumbing Bureau, 208-334-3442
IL	None	None	Illinois Plumbing Code	None	Dept. of Professional Regulation 217-785-0800
IN	2000 IBC (modified)	2000 IMC (modified)	1997 UPC (modified)	2002 NEC (modified)	Professional Licensing Agency, 317-232-2980
IA	1994 UBC (modified)	1994 UMC (modified)	1994 UPC (modified)	1996 NEC	Division of Labor, 515-242-5871
KS	1997 UBC	1997 UMC	1997 UPC	1999 NEC	Director of Taxation Registration, 785-368-8222
KY	2000 IBC (modified)	2000 IMC	State written	2002 NEC (modified)	Plumbing: Dept. of Housing, Division of Plumbing, 502-573-0382; Electrical: State Fire Marshall, 502-573-0395
LA	2000 IBC	2000 IMC	1994 SPC (modified)	1999 NEC	State Licensing Board for Contractors, 225-765-2301
ME	None	None	State Written	2002 NEC	Dept. of Professional & Financial Regulations, 207-624-8603
MD	2000 IBC (modified)	2000 IMC	2000 NSPC with supplement and modifications	2002 NEC	State Board of Plumbing, 410-230-6164
MA	1993 NBC (modified)	1993 NMC	State Written	2002 NEC (modified)	State Board of Building Regulations & Standards, 617-727-7532 ext. 25205
MI	2000 IBC (modified)	State Written	State Written	2002 NEC	Dept. of Consumer & Industry Services, Bureau of Commercial Services-Builders Unit, 517-241-9254
MN	2000 IBC (modified)	State Written	State Written	2002 NEC	Dept. of Commerce, Licensing Unit, 651-296-6319
MS	1997 SBC	1997 SMC	1997 SPC	1996 NEC	Mississippi State Board of Contractors, 601-354-6161
MO	2000 IBC (modified)	2000 IMC	2000 IPC	1999 NEC	Missouri Division of Fire Safety (573) 751-2930
MT	2000 IBC (modified)	1997 UMC (modified)	2000 UPC (modified)	2002 NEC (modified)	Contractor Registration Unit, Dept. of Labor & Industry, 406-444-7734; Plumbing & Electrical Licensing, 406-841-2367
NE	2001 IBC	None	None	2002 NEC	Department of Revenue 402-471-5729

NV	2003 IBC	1997 UMC (modified)	1997 UPC	1996 NEC	Nevada State Contractor's Board, 702-688-1141 or 702-486-1100
NH	2000 IBC	2000 IMC	2000 IPC (modified)	2002 NEC	Plumbing: Plumber's Licensing Board, 603-271-3267; Electrical: Electrician's Licensing Board, 603-271-3748
NJ	2000 IBC (modified)	2000 IMC (modified)	2000 NSPC (modified)	2002 NEC (modified)	Board of Examiners of Electrical Contractors, 973-504-6410; Board of Examiners of Master Plumbers, 973-504-6420
NM	1997 UBC (modified)	1997 UMC (modified)	1997 UPC (modified)	1999 NEC (modified)	Regulations and Licensing Dept., Construction Industry Division, 505-827-7030
NY	2000 IBC (modified)	2000 IMC (modified)	2002 IPC (modified)	2002 NEC	State Dept. of Labor, Div. Of Safety/Health, License and Certification Unit, 518-457-2735.
NC	2000 IBC (modified)	2000 IMC (modified)	2000 IPC (modified)	2002 NEC (modified)	Licensing Board for General Contractors, 919-571-4183
ND	2000 IBC (modified)	2000 IMC	2000 UPC with state supplement	2002 NEC (modified)	Secretary of State, 701-328-3665
OH	2000 IBC (modified)	2000 IMC (modified)	2000 IPC (modified)	2002 NEC	Construction Industry, Examining Board, 614-644-3493
OK	2003 INC	2000 IMC	2000 IPC	1999 NEC	Construction Industries Board, Occupational Licensing, 405-271-5217
OR	1997 UBC (modified)	1998 IMC (modified)	1997 UPC (modified)	2002 NEC (modified)	Construction Contractor's Board, 503-378-4621. Building Codes Division, 503-378-4133
PA	2003 IBC (modified)	2003 IMC	2003 IPC	2003 ICC Electrical Code	Department of General Services, Public Works, 717-787-6371
RI	1996 NBC (modified)	2000 IMC (modified)	2000 IPC (modified)	2002 NEC (modified)	Building Codes Commission, Contractor's Registration Board, 401-222-1268
SC	2000 IBC (modified)	2000 IMC	2000 IPC with state amendment	1999 NEC	Licensing Board for Contractors, 803-896-4686
SD	1997 UBC (modified)	1997 UMC (modified)	1996 NSPC (modified)	1999 NEC (modified)	Plumbing: State Plumbing Commission, 605-773-3429; Electrical: State Electrical Commission, 800-233-7765
TN	2000 IBC (modified)	1997 SMC	1997 SPC	1999 NEC (modified)	Board of Licensing Contractors, 800-544-7693
TX	None	None	None	None	Air Conditioning & Refrigeration, 512-463-6599; Plumbing, 512-458-2145
UT	2003 IBC (modified)	2003 IMC (modified)	2003 IPC (modified)	2002 NEC (modified)	Division of Occupational & Professional Licensing, 801-530-6628

VT	1996 NBC (modified)	1996 IMC	1990 NPC (modified)	2002 NEC and state rules	Dept. of Labor & Industry, 802-828-2107
VA	2000 IBC (modified)	2000 IMC (modified)	2000 IPC with supplement (modified)	1999 NEC (modified)	State Board of Contractors, 804-367-8511
WA	2003 IBC (modified)	2003 IMC (modified)	2000 UPC (modified)	1999 NEC (modified)	Contractor Registration Section, 360-902-5226
WV	2000 IBC (modified)	2000 IMC	2000 IPC	1996 NEC	Contractor's Licensing Board, 304-558-7890
WI	2000 IBM	2000 IMC	State Written	1999 NEC (modified)	Credentialing Unit, 608-261- 8500
WY	2003 IBC	2003 IMC	none	2002 NEC	Dept. of Fire Prevention & Electrical Safety, 307-777- 7288