

Modular buildings are made in many forms and with varying degrees of completion as it leaves the factory. In general, our service provides for the delivery of the modules to your building site. Each style of home requires differing amounts of site work, but in general the home itself arrives at the site about ninety percent complete from the foundation up. Following is a brief explanation of certain styles of homes that we manufacture:

Ranch

Ranch homes arrive in two modules with a 5/12 pitch roof that is hinged down to comply with shipping restrictions.

Raised Ranch

Raised ranch homes are the same as the ranch except that the front door and step package are shipped loose for Builder installation and any living area in the raised basement must be constructed by the Builder.

Cape

Cape homes have a modular first floor with an attached 12/12 pitch roof that is folded and hinged down to accommodate shipment. The second floor is framed and unfinished. The additional options for the second floor are to purchase as an optional finished third box or to be finished by the Builder.

Two Story

Two story homes are generally manufactured and shipped as four modules. In addition to the same type of work required to finish a ranch home, connections between the first and second floor must be made. In some cases, installation of parts between the floors may be necessary before setting the second floor on top of the first floor.

The above notes are generalizations that may or may not apply to specialty buildings, which are becoming the new wave in modular construction. Custom floor plans, multi-family units, townhouses, condominiums and motels would of course require more than routine site work. As the building becomes more complex, the procedures and techniques required also do.

The Builder who can harness the advantages of factory built modules and integrate them with a certain amount of site fabrication can achieve a surprising degree of architectural design. For the Builder who understands conventional stick building, the switch to modular form is simple once he understands where the manufacturer's work stops and his responsibilities begin. Following is a listing of some points on which modular differs somewhat from conventional stick building:

Site Work

- ✘ All excavation and site preparation must be done by the Excavator. The grading around the foundation must be clear and level enough to permit access and positioning of the modular units and the crane.
- ✘ Soil conditions must be such as to permit the units and the crane to maneuver within the site area. It is the Excavator's responsibility to provide a solid base and to have tracked equipment at the site.
- ✘ Where underground pipes would be in danger of breakage by loads passing overhead, such items should be installed after the building is erected.

Foundation

- ✘ Few differences are required from stick building, follow the suggested print supplied, but work close to tolerance. Size and square must be within 1/2" and level 1/8".
- ✘ Being undersized on concrete is better than oversized. It is easier to flare out bottom layers of siding and impossible to do a clean job when concrete is an inch proud.

- ✘ The Builder must supply and install the sill plates. Sill plate anchor bolts should not stand proud above the sill plates since they will conflict with and could damage floor joists. Flush wraparound strap anchors are the most suitable. The Builder must supply columns. Footings for the column support must be in place and the required columns and caps on site at the time of installation by the set crew.
- ✘ Foundation plans supplied by the manufacturer are intended to specify a configuration to interface the foundation with the modular structure and the location of footings for support columns.

Module Installation

- ✘ The Builder must arrange for the crane, required slings and required laborers to install the modules into place. This is done by hiring a set crew.
- ✘ Temporary power service is usually required at the site. The Builder or his set crew should supply a generator for this purpose.
- ✘ On the day of installation, the modules will be installed, support columns set, roof will be raised and the final shingles and gable end panels will be attached to provide a weather tight condition.

Trim Out (Zip-Up or Button-Up)

- ✘ Siding at the gable ends of the building and in areas where, due to the building configuration, it cannot be factory installed.
- ✘ Skirt boards or siding over sill plates
- ✘ Rake boards at gable ends
- ✘ Shutters if included and not factory installed
- ✘ Basement staircase
- ✘ Insulation under first floor if used
- ✘ Outside light fixtures
- ✘ Where building sections connect, those items required to trim out and square marriage wall openings
- ✘ Where the building is two or more stacked modular stories, those items required at the top of stairways required to complete trim out
- ✘ Railings for staircases

Chimneys

- ✘ Metal chimneys can be factory installed within the modular sections. Builder is responsible for installing above ceiling section and supplying the required sections in the basement. Where interior finish has to be left out in order to make between floor connections and to facilitate inspection, such finish must be completed by the Builder.
- ✘ Masonry chimneys can be built at the site even within the building. When this is required the manufacturer will create the required framed openings for the mason to do his work and Builder must then complete the finish work.

Plumbing

- ✘ Supply and install all plumbing in the basement
- ✘ Where building is more than one story modular, connect plumbing between floors and repair access openings. Some plumbing assemblies may need to be installed after set of the first floor but before set of the second floor.
- ✘ Where the building is panelized or stick built over modules, supply and install all plumbing in the site built areas.
- ✘ Install water heaters
- ✘ Connect all traps in the building
- ✘ Adjust trap assemblies at tubs, showers and sinks for water holding capability and trap assemblies for proper seal
- ✘ Pressure testing of all water lines before water supply is connected

Heating

- ✘ Where heating is not electric baseboard, supply and install heating plant in the basement.
- ✘ Supply and install all piping loops below modules. Loop between floors of a two story is supplied.

Electrical

- ✘ Install breaker panel to designated locations unless factory installed.
- ✘ Connect wiring between modules where required.
- ✘ Supply and install electrical entrance, meter trough and connection to breaker panel.
- ✘ Supply and install all circuits in the basement.
- ✘ Install exterior lights supplied by the manufacturer.
- ✘ Perform a continuity test on all circuits.

Interior & Exterior Finish

Adjustments

- ✘ Interior doors for proper opening and closing
- ✘ Exterior doors for proper seal, proper opening and closing
- ✘ Reset any loose or separated miter joints on moldings
- ✘ Re-stretch any loose carpeting
- ✘ Repair minor cracks in drywall

Floor Coverings

- ✘ Where carpet or vinyl is factory supplied, adjust level of transition between units and finish seams in carpet or vinyl flooring
- ✘ Re-stretch any loose carpeting
- ✘ Where vinyl flooring has expanded, trim and relay
- ✘ Where slate or ceramic tile is installed, supply and apply grout

Painting

- ✘ The interior of the modules leaves the factory with two coats of primer paint only. This is a flat off-white latex paint and is not intended to be a cosmetic finish but rather is intended solely as a protective sealer.
- ✘ Exterior doors are factory primed
- ✘ Siding is supplied in many forms; unstained wood or maintenance free vinyl
- ✘ Where painting or staining of wood is required, it is the responsibility of the Builder
- ✘ Interior wood trim is pre-painted or stained with the exception of desired white paint on birch or solid pine door