

# ***The Benefits of Your Modular Home***

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## **Speed of Construction**

Among the most popular benefits of modular construction is quick turnaround between groundbreaking and occupancy. Some owners are able to move into their homes just months after initial contract with their home builder. Many custom modular homes are built in just a fraction of the time a comparable custom site-built home could be constructed. For home buyers who prefer to move into their new home sooner rather than later or who live in an area with a shorter building season and fickle weather, modular construction offers a timely solution.



## **Quality Control**

One of the greatest advantages to modular construction is control. Building homes in a factory setting allows for more consistent quality due to uniform construction processes, training techniques, and inspections.

Factory assembly lines have been embraced by Americans for decades because of the efficiency of the process. Modular home manufacturers apply those efficiencies to the home building industry. Each worker in the modular plant has been trained to do a particular job and through experience, has become an expert in that one aspect of home construction.

Modular home buyers can always be assured their home meets or exceeds all state building codes. All modular homes are inspected by an independent, third-party home inspection agency before the home leaves the factory. Once a modular home is erected on site, it is inspected again, this time by a local building inspector, to ensure that the new home is built with the quality and structural integrity required by your community.

## **How long will the entire process of building a Stratford Home take?**

It really depends on the type of home you have selected. Construction lead times also vary seasonally. Typically the process takes about 4 months. Once you have chosen the home you wish to build and have made your deposit, the process begins. Your home will be scheduled for construction in our facilities and delivered to your site. At the same time, building permits are being purchased, site preparations are being made and the foundation is prepared. After the home is placed on the foundation, the finish work is coordinated

## **Can any builder build a Stratford Home?**

Only approved builders who are part of the Stratford Homes Builder Network may sell you a Stratford Home. All of our builders are experienced and reputable independent contractors who have undergone a rigorous selection process. They are among the most reputable and experienced builders in their communities.

## **Can I see my home while it's under construction?**

Yes, by all means! We invite you to visit our indoor, climate-controlled manufacturing facilities to get an exciting look at your home during construction. You'll see how Stratford Homes' highly engineered method of producing a home's structural modules incorporates many valuable improvements compared to less-advanced alternatives. Each module of a house is "stick-built" at stations by highly qualified trade's people with methods, materials, quality control standards, and independent code inspections that, as a rule, far exceed the building codes of the home's final location. Modules are built at our construction facilities, rather than at the job site. This reduces problems with weather delays, sub-contractor no-shows, and damaged or missing materials. One thing you won't have to do is visit your site late at night or on the weekend to, "make sure everything is okay."



## **Cost Controls**

There are many factors that may make modular homes more cost-effective than site-built homes. Modular home producers are able to purchase materials in bulk and store those materials for a longer amount of time than most conventional builders. When material cost increase, so does the savings of bulk buying.

### **Energy Efficiency**

The construction process of many modular homes allows for easier identification and filling of gaps around pipes, electrical outlets, windows, doors, and exterior sheathing. Not only does this make many modular homes tighter, but allows for less air infiltration and advanced energy efficiency, resulting in lower heating and cooling cost for the homeowners.



### **More Choices**

You pick the home that fits your lifestyle. You can choose one of Stratford Homes 60 home plans and designs, or you can modify any of the designs to create your ideal home. In either case, the process begins with custom-designed, flexible floor plans using up to date Auto-CAD engineering.

### **What happens between the time my home leaves the manufacturing facility and move in day**

When your home leaves Stratford WI your home's modules are complete, they are weather wrapped for delivery to the building site. Site contractors will already fully prepared the grounds and foundation of your home for arrival and assembly of the modules. You can watch as a huge crane lifts each module into position upon your foundation. When all modules are in place, your builder will complete or coordinate all necessary finishing work.