

About Off-Site Built Homes

Off-Site Built homes, also called sectional, systems-built, or modular homes, are built off-site in an efficient and quality controlled environment. They are then transported to the home site on trucks and crane set on to a prepared foundation.

Unlike manufactured or mobile homes, Off-Site Built homes are built to the same local uniform building codes (UBC) or International building codes (IBC) as site built homes. This way you can be sure that your Off-Site Built home was engineered specifically for the building conditions of your area.

The main advantages of Off-Site Built homes are that they can be built in about half the time and generally cost 20%-40% less than comparable homes built on-site, while meeting or exceeding the same quality standards.

Please click on our Frequently Asked Questions page to learn more about this exciting building technology which can save you time and money with out sacrificing appearance and quality.

Bob Villa has created a video series on BobVilla.com that shows the building process with Modular/Off-Site Built Homes. He showcases one highly regarded modular factory located in Pennsylvania called Simplex. Click on the link below to access BobVilla.com and view the videos on your computer.

<http://www.bobvila.com/HomeAgainExtras/Simplex/index.html>

Conventional Site-Built Homes	Manufactured and Mobile Homes	Off-Site Built Homes
Qualifies for loans with the lowest rates and best terms.	Qualifies for loans with less favorable rates and terms.	Qualifies for loans with the lowest rates and best terms.
Appraisal value determined through comparisons to other site-built or Off-Site Built homes.	Appraisal value determined by comparison to other manufactured homes.	Appraisal value determined through comparison of other site-built or Off-Site Built homes.
Upon resale, no disclosure required stating how or where the home was built.	Upon resale disclosure is required stating the home is a manufactured home.	Upon resale, no disclosure required stating how or where the home was built.
No federal plates required to be displayed on the outside of the home after occupancy.	Federal plates always required to be displayed on the outside of the home identifying it as manufactured.	No federal plates required to be displayed on the outside of the home after occupancy.
Built outside exposed to the weather vandalism and theft	Built indoors in a carefully controlled environment.	Built indoors in a quality controlled environment.
Built and inspected to meet the Uniform Building Codes &/or International Building Codes which are set by the state, according to area building conditions.	Built to the federal HUD code which is allowed to preempt state Uniform Building Codes.	Built and inspected to meet the Uniform Building Codes &/or International Building Codes which are set by the state, according to area building conditions.
Usually built with a wood floor-joist frame that is engineered for your specific foundation.	Always built with a standard wood-on-steel frame that is designed to have wheels attached to it.	Usually built with a wood floor-joist frame that is engineered for your specific foundation.
Costs the most per square foot.	Costs the least per square foot.	Cost is usually in between other home types.
Can take six months or more to build- exposed to the weather, vandalism and theft.	Can be built in four to six weeks in a protected indoor environment.	Can be built in four to six weeks in a protected indoor environment.