

# **BC Custom Modular Homes... Advantages for the Homeowner**

## **Multiple Inspections**

BC Custom Modular Homes are built to conform to the CSA A-277, and comply with Local requirements of the province. – Just like other homes being “stick built”

Our Modular Homes however, have a distinct advantage of being inspected many times before you ever take occupancy.

The first inspection occurs with the production supervisor on the production line. The second inspection is performed in accordance with an independent Third Party Inspector at the manufacturer’s facility. Lastly, the local building inspector in your own municipality inspects the home. “Stick built” homes are only inspected once on site by the local building authority.

## **Faster Completion**

Our Modular homes can be built faster because most of the work – including most plumbing and electrical work is completed at the factory.

The drywall, cabinets, doors, windows and bath fixtures are in place when the home arrives at your site. That means time saving once the house is set on your foundation. There are fewer contractors to manage, fewer people to complete the work, and faster completion.

Dollars are saved.

Scheduling is simplified.

## **Interest Savings – Time is Money**

With a construction loan, as with any mortgage loan, the first payments are predominantly interest. A typical construction loan for a “stick built” home can be 6 to 12 months long.

Now imagine how many dollars can be saved if the time of construction is cut in half! You can save thousands of dollars in interest because a Custom Modular home can be completed in as few as 45 days from the time you order your Home.

## **Reduced Moisture – Less Mold or Mildew**

Because our homes are built in a climate-controlled environment, there is less moisture, no rain or weather to delay construction, and less dampness. Mold and mildew have little opportunity to grow in your new home. For sensitive families, this means you'll have a healthier, more allergy resistant home.

## **Durability – Built To Travel**

Modular homes are often transported several hundred miles from the factory to the final construction site. With that in mind, we design durability into every home during construction, to insure that the house can withstand the rigors of transportation.

That includes use of not just one, but two LVL rim joists, engineered flooring systems, floors that are glued and screwed tongue and groove for greater stability, exterior sheathing is glued and nailed, thicker 5/8" gypsum wall board is used on all ceilings, interior walls are 16" on center (not 24" on center like others), top and bottom plates of exterior walls and studs are 2x6 lumber. In addition all of our homes door and window openings are reinforced.

Additional straps and bracing are used during transport to further insure a high quality product is delivered to the construction site. The home is sturdier, stronger and more durable than a comparable "stick built" home.

## **Economy – Less Waste of Materials**

Drive past any construction site, and you'll see a dumpster filled to overflowing with scraps of wallboard, lumber, siding and roofing materials. The homeowner pays for those items – and they are all thrown away.

With our homes, there is less material waste, because the lumber that is cut off during the construction of one house can be used during the construction of the next house. That results in savings to you, the homeowner.