

Understanding Off-Frame Modular Construction

- **Construction Features & Benefits**

This home includes several structural components that reflect a solid, well-built design. The 2x10 floor joists provide enhanced structural support and help reduce floor vibration, while the 2x4 exterior walls offer durability and insulation consistent with traditional site-built construction. The engineered roof truss system adds strength, efficiency, and long-term stability to the overall structure.

Off-frame modular construction also offers several advantages that today's buyers appreciate. Because the home is built in a controlled environment, materials are protected from weather during the construction process. The build timeline is typically faster than a traditional site-built home, while still delivering a finished product that looks and functions just like a conventional home. Once installed on a permanent foundation, the home offers long-term stability and is generally appraised and financed similarly to stick-built properties.

- **Built to the Same Standards as Site-Built Homes**

This off-frame modular home is constructed to meet the same local and state building codes as traditional site-built homes. Unlike manufactured housing, it does not have a permanent steel frame and is installed on a permanent foundation.

Because of this, off-frame modular homes are typically viewed by lenders, appraisers, and the market as comparable to conventional stick-built homes. This often results in similar financing options, and resale potential.

- **Quality Control Advantage**

One of the key benefits of modular construction is the controlled building environment. Each section of the home is constructed indoors, allowing for greater consistency in materials and workmanship. This process helps reduce weather-related delays and can contribute to a more precise build overall.

- **Efficiency Without Compromise**

Modular construction allows for a more efficient building timeline without sacrificing quality. While the home is being built in the factory, site work such as the foundation and utilities can be completed simultaneously, helping streamline the overall construction process.