

Modular Building Process



Compared to site-built home construction, modular home building reduces the construction timeline by 30% to 50%!



1. Financing & Planning

Work with your financing source to plan for the construction of your modular home. Plan to assemble all financial documents for your lender.

2. Finding a Site / Lot

Work with your realtor to find the perfect site / lot for your future modular home.



3. Planning Details & Foundation Prep

View our gallery of modular homes and gain insight into the type of home that will best meet the needs of you and your family.

4. Modular Transport & Home Set

The modules that make up your new home are carefully delivered to your site and prepared to be set onto the set, secured, and weather-tight on your foundation.

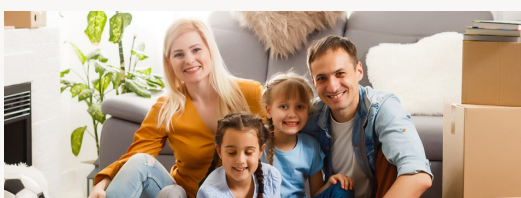


5. Exterior & Interior Finishing

Now that your new modular home is set, Arnold Homes will complete the exterior and interior finish work.

6. Clean-Up & Completion

To ensure your new home is ready to move in, a clean-up crew comes to remove any leftover construction materials and debris.



7. Move In Day

Once all the final inspections are completed by the local building department, you will now be able to move in to your new modular home. Welcome home!

Building Process

From your first meeting with Arnold Homes until the day you move in, our team takes care of everything for you. We make building your new modular home one of the easiest things you've ever done.

First Meeting

During this first step, we'd like to get to know you. We'll help find the floor plan that's right for you, and show you the options that will make your home truly yours. We can provide pricing on basic floor plans, and many popular options.

We also want you to get to know us. Check out our Facebook page for past house sets, interior pictures and walkthrough tours, attend a factory tour, or attend a "set date" to see a house put up in a day.

Builder Responsibilities

- Provide turnkey preliminary pricing on any of our existing modular floor plans.
- Provide an available schedule to tour the factory, or current projects.

Customer Responsibilities

- Define project goals and the budget.
 - Provide the address of your property.
 - A pre-approval letter from your preferred lender.
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Preliminary Commitment

You've done your shopping, and selected your floor plan, now what?

Now that you've decided that Arnold Homes is the builder for you, let us welcome you to the start of your dream home.

This step marks the beginning of making your house a home. A \$2,500 retainer gives us the ability to move forward customizing your floor plan.

Builder Responsibilities

- Schedule a selection meeting to review the details of your home.
- Conduct a preliminary site visit and provide information about the building site.

Customer Responsibilities

- Sign and return any state and county paperwork.
 - Open a work order with your local electric company.
 - Get a list of required documents from your lender.
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The Fine Details

During this step, Arnold Homes will customize your selected floor plan with the options you want while staying within your directed budget.

For many people, this is an exciting time, because it is when you can see the vision for your new home starting to come together. We suggest making a detailed list of everything that is of primary importance to you in the completion of your home.

Your priorities are our priorities, and we will work to adhere to your budget.

Builder Responsibilities

- Obtain the first draft of plans from the modular manufacturer.
 - Provide estimates and scope of work for any unique options.
 - Create final contract and budget.
 - Send all necessary documentation to you and your lender.
 - Outreach to local jurisdictions to meet permit requirements.
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Project Approval

You did it. You have found the perfect fit for your new home. By this point, you've picked out every little detail.

After all that reviewing and customizing, we need your approval to get started. Of course, there are other aspects that need to be met as we continue through this step, but we'll be right there with you.

After the Project Approval is complete, Arnold Homes starts working on the following details.

Builder Responsibilities

- Coordinate subcontractors.
- Coordinate materials and vendors.
- Submit floor plan drafts for state approval (aka stamped plans).

Customer Responsibilities

- Approve the structural floor plan.
 - Approve the selections.
 - Approve any on-site constructions (porch specs, foundation, etc.).
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Pre-Construction Meeting

During pre-construction, final details and approvals are taken care of, and we review the building process with you.

Builder Responsibilities

- Site meeting with all subcontractors.
- County and state approval meetings.
- Meet with electric company.
- Internal pre-construction meeting.
- Finalize schedule.

Customer Responsibilities

- Customer approval of manufacturer's order.
 - First draw payment.
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Start of Construction

At the start of construction, we invite you to stop by and see the progress. We usually start the site work two to four weeks before the scheduled delivery date.

Set day is an exciting time. See your home take shape in just a single day!

Builder Responsibilities

- Inspections.
- Schedule updates.
- Draw requests.

Customer Responsibilities

- Draw approvals.
 - Activated accounts (electric, water/sewer, gas, etc.).
 - Appliance management.
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Move-In Day

It's such an exciting time as we near the completion of your dream home.

Arnold Homes will conduct multiple walk-throughs prior to the application for Certificate of Occupancy.

Once the finishing touches are completed, you can move in!

Builder Responsibilities

- Meet all inspection requirements.
- Thorough cleaning of your new home.
- Schedule final walk-through meeting.
- Provide warranty request instructions.
- Schedule 1-year warranty follow-up.

Customer Responsibilities

- Approve final draw.
- Meet homeowner requirements from your local jurisdiction.
- Attend final walkthrough meeting with Arnold Homes.
- Receive warranty packet.