



WHAT IS A “MODULAR” HOME?

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IT IS NOT: A MOBILE HOME,

AN INFERIOR QUALITY HOME,
RESTRICTED TO BASIC PLANS OR STYLES,
RESTRICTED TO SMALLER, LOW COST HOMES,
RESTRICTED BY ZONING,
DIFFICULT TO FINANCE,
A NEGATIVE AT TIME OF RE-SALE,
HERMETICALLY SEALED TO ARRIVE ON SITE READY TO MOVE INTO.

IT IS A “STICK BUILT” HOME, CONSTRUCTED IN A FACTORY UNDER “IDEAL” CONDITIONS, STRUCTURALLY ENGINEERED TO BE BUILT IN SECTIONS (MODULES) WHICH CAN BE TRANSPORTED TO YOUR SITE. The modular concept is to FACTORY produce a product in order to minimize ON-SITE work. Since the modular cannot replace all of the on site work 100%, we combine the best of both methods to achieve the best possible product structurally and esthetically, *for the lowest cost and in the least amount of time.*

Some of the reasons for the benefits derived from Modular Construction, include:

- Use of **KILN** dried lumber, nailed and glued, on site construction cannot use this quality material or method,
- “**GREEN**” construction and elimination of unhealthy mold and mildew in your house,
- Under roof storage of materials to protect them from the elements before your house is built,
- Precise measuring and cutting of materials on pre-set equipment and jigs,
- Work performed in a controlled environment, no snow, rain, ice, mud, etc. to hamper the workers or the affect the quality of the product,
- Continuous in-house inspections PLUS third party inspections to ensure the quality and integrity of your home,
- Accurate in house engineering and drawings detailing virtually every stud and joist,
- Reverse some “on-site” construction sequences, resulting in a better quality product,
- Components (Modules) each structurally strong enough to retain its integrity without the remaining components,
- Floor joists built into the center beam, not standing on edge on top of the beam,
- Steel strapping used in critical areas to add strength. Our homes easily meet the 100+ MPH wind requirements,
- Two story homes are built with independent ceiling and upper level floor systems resulting in a stronger and more silent home,
- Your option to act as your own coordinator to complete the final limited phases of completing your home, thus saving substantially on labor,
- Applicable for residential and commercial projects of all types,
- Accurate costing !



HALLMARK HOMES, INC.