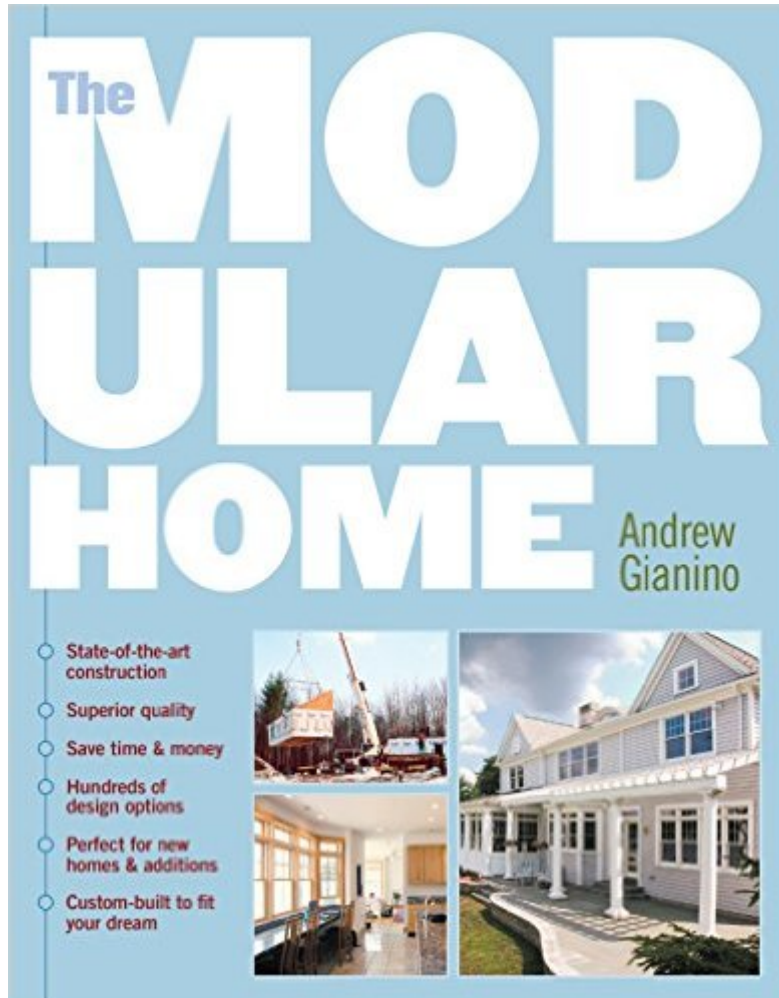


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# The Modular Home



## Synopsis

Modular homes are the perfect solution if you want to build a high-quality, customized home without undue expense or hassle. In this informative guide, Andrew Gianino helps you make the best choices throughout the modular building process, with suggestions for everything from choosing the right dealer and contractor to setting the specs, price, and schedule. Whether you're looking for a cozy Victorian or want to add a personal touch to a wide ranch, there's a modular home that will fit your tastes, lifestyle, and budget.

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## Customer Reviews

If you are considering the purchase of a modular home, I highly recommend this book. Every page is bursting with great information, and the amount of detail is tremendous. The author doesn't gloss over important topics. The only complaint I have is that after reading the book, you get the impression, that modular homes are the greatest thing since the Hoover Dam. Modular homes are like cars. Some are great, and some are awful. I think the author's main goal is to promote the entire industry, rather than share unbiased information on the topic. You have to be very careful with an investment of this magnitude. I've heard a lot of bad things about Modulares in my area. Is that the dealer or manufacturers fault? It could be both. The author warns you about this, but it's very difficult to separate fact from fiction in this business. There is no Consumer Reports for Modular homes. If there is such a publication, I'd love to know about it. I think you can tell a lot about a dealer by who

he uses as a manufacturer. If you could determine the good and bad manufacturers, I think you would be half way there. Of course, the same could be said of stick builders, I guess. But most stick builders are not using open faced floor joists and glued drywall. Is that a better way of building or a huge savings in material and labor costs? My feeling is that it's merely a cost savings, and not really a revolutionary way to build. But most, if not all, modular manufacturers use these building techniques. Unless you see visit a home that's been in place for more than 10 years, how can you really know if these techniques are a problem? And since dealers will tell you that the manufacturing continues to improve each year, if you do see problems in some of these older homes, you might be led to believe that your home won't have the same issues because the technology is so much better. The author does not go into such details. Nor can he, because he would be raising questions about the very business he is in.

Hi. I highly recommend this book and more than just a passing comment, I have developed a personal home in coastal CA and there is no resource as complete. There is still so much misinformation out there it aggravates me sometimes - "But most stick builders are not using open faced floor joists and glued drywall. Is that a better way of building or a huge savings in material and labor costs? My feeling is that it's merely a cost savings, and not really a revolutionary way to build.?Take it from an engineering dropout, my home and many manufacturers are building a more solid house than I see on many jobsites. (So roof trusses are then "open faced" but somehow support roof tiles/snow load, glue disperses a load across full length of a wall beam instead of all load hanging on a nail head above/below the next nail.) Like anything, your house will only be as good as company building it. Big corporate builders use these techniques and some even use modules in finished homes, unbeknownst to buyer (and a modular falls under "system built" housing, similar to incorporated wall panels/roof trusses). US has some catching up to do in modular, especially CA, and yes there IS a LOT of HUD-code "manufactured" homes being passed off as modular or "on-frame" modular (that is UBC-code but won't pass mustard with many lenders) being pushed onto those not aware. It is a maze, I've been there and live in a very unique modular in coastal CA and you wouldn't believe me if I told you what my appraisals are shortly after my building it. Hands down, best financial decision for my family and instant equity. If interested, feel free to drop me an e-mail as I'm happy to share info to help others. Also read Modular Mansions if you haven't already.

Whether you're merely considering building a new home, or you've already made up your mind to

purchase a modular/prefabricated house, *THE MODULAR HOME* by Andrew Gianino is a must-read! Gianino, founder of The Home Store (now going into its 20th year of business), has written the Bible of modular home construction. In *THE MODULAR HOME*, Gianino covers all facets of buying and building a new modular home, from choosing and tweaking the building's designs, to arranging financing and obtaining all the required permits, working with the dealer, manufacturer, and general contractor, and even dealing with warranty issues long after the house has been delivered and "buttoned up."

Modular home construction holds a number of advantages over traditional, stick-built homes, and author Gianino begins by helping you decide if building a modular home makes sense for you. Although he's quick to point out the assets of modular construction, *THE MODULAR HOME* isn't just a sales pitch for the modular home industry; Gianino also explains when it makes little sense to go the modular route. He also goes to great pains to list the special concerns that arise when building a modular home. As a result, *THE MODULAR HOME* is a fair and balanced look at the pros and cons of modular construction. ANYONE thinking about building a new home (or even remodeling an existing house) should read *THE MODULAR HOME* in order to get a firm grasp of ALL the available options. Once you've made a firm commitment to go modular, buy a copy of *THE MODULAR HOME* immediately! Gianino has packed the book with all sorts of helpful information to guide you through the process. The book is divided into eleven chapters: Why Build Modular?; Selecting a Dealer; Designing a Home; Specification and Features; Selecting a General Contractor; Finding a Preparing a Building Lot; The General Contractor's Responsibilities; Building a Modular Addition; Financing a Modular Home; Warranty Service; and Building on Schedule. Additionally, he's also included a 15-page, full-color Modular Home Gallery, which illustrates the many styles of homes that can be built inside a factory. As you can see, Gianino truly does cover all the bases - and in great detail, to boot! Each chapter is jam-packed with useful information, helpful hints, in-depth explanations, illustrative sketches, useful checklists, and even individual case studies (usually of other peoples' mistakes) that everyone can learn from. Unlike the watered-down *Dummies' Guides*, *THE MODULAR HOME* does not dumb the material down, or repeat the same information ad nauseam. Gianino is an excellent and engaging writer, and he manages to make complicated information comprehensible to the layperson - without sounding as though he's talking to a 7th-grader. He also reminds his audience of previously addressed material without beating you over the head with the same redundant advice (thus wasting both your time and money).

Currently a renter, I'm planning on buying or building a house in the next few years. Thus, I've read a countless number of books on manufactured, modular/prefab, and stick-built construction. *THE MODULAR HOME* is by far the best of the bunch, hands down. Five stars, all around!

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