



TYPICAL 7-STEP PROCESS OF OFF-SITE CONSTRUCTION

Thank you for your interest in building your new home with USModular, Inc. We specialize in building your home or Accessory Dwelling Unit in an off-site Manufacturing facility, so we can complete the foundation and other site work simultaneously while your home is being constructed, getting your project finished faster.

We have simplified the building process by taking our turnkey approach including estimating, design, engineering, permitting, and construction all under one roof.

Before you begin with USModular, you will need to determine what your budget will be. Most financial institutions are able to provide you with a pre-qualification for construction financing so USM can help determine the type and size of home that will work within your budget parameters. If you do not currently have a lender, USM has relationships with a number of lending institutions that are familiar with the off-site modular process.

To help you understand our unique approach we have outlined our Typical 7 step process.

Step 1: Site Visit and Conceptual Budget

Developing Real Estate is a challenge. Our goal is to do the research up front to help you decide the best size and type of construction for your project. The USM Feasibility Study and/ or Site Visit and Conceptual Budget (SVCB) includes an initial site inspection of your property to determine the buildable area, route accessibility for transportation of the building modules, the topography, and availability of utilities. We will do research with the local jurisdictions to determine zoning and setback/height requirements. USM will create a preliminary construction budget based on a conceptual floor plan or the square footage of your desired home. This will include, but is not limited to, grading, foundation, fabrication, installation and finish of house, garage, site improvements, estimated development and/or permit fees and all items necessary to complete the entire scope of your project. Final permit/development fees and utility costs cannot be determined until after plans are approved by the local building department. The non-refundable SVCB Fee will be credited towards your signed construction agreement.

Step 2: Conceptual Design

Once the SVCB has been completed and it has been determined that the site will accommodate your desired home, and the budget is acceptable, USM can then enter into an agreement with you to design your project. Using the information gathered in Step 1, the USM design team will work with you to refine your floor plan and exterior elevations. This can be your floor plan, a pre-designed floor plan, or a full custom design. It is during this step that the home specifications and design choices will be selected for inclusion into the plan. This can include window and door types, ceiling heights, appliances, other fixtures, interior and exterior trim and finish. These selections will allow us to separate items which will be installed at our selected manufacturing facility from those which will be built or installed on site. Site built items such as garages, decks, driveways, & landscaping plan can be included.

If Planning Commission approvals are required in your jurisdiction, you will now have a complete set of floor plans, elevations and a site plan that can be submitted for conceptual approval.

Based on the design and specifications, we will revise the conceptual construction budget to an actual total construction sum that will be the basis for a Construction Agreement. The non-refundable design fee will be credited towards your signed construction agreement.

Step 3: Construction Agreement - Project Funding

Now that we have a design and budget established, USM will prepare an all-inclusive construction agreement that can include every facet of the project from permit processing, onsite and offsite construction, utility installation, completion.. As a full service General Contractor we can provide every service to complete your project. Your construction agreement will include the proposed scope of work, conceptual design documents, payment schedule and allowances (if applicable). This agreement will be required by your lender to finalize your loan.

If you already have funding in place, go to the next step. However, if you need financing, the lending institution will require several items that may include a budget, floor plans, elevations and a construction agreement with USM before final approval. If you do not currently have a lender, USM has relationships with a number of lending institutions that are familiar with the off-site modular process. After the loan is approved an escrow account usually may be established for the disbursement of funds.

Step 4: Engineering

Permitting of an off-site built home is accomplished at the state and local levels. USM will work with the engineers, factory, and state approval agency to obtain a set of state approved/stamped building plans that are packaged with the site plan, foundation plans, and other local building department required plans for local building permit.

Step 5: Permitting

Permitting of an off-site built home is accomplished at the state and local levels. USM will work with the engineers, factory, and state approval agency to obtain a set of state approved/stamped building plans that are packaged with the site plan, foundation plans, and other local building department required plans for local building permit.

Step 6: Site Construction and Off-Site Fabrication

Once the building permits are issued, site construction and off-site home construction can begin simultaneously. While USM is completing your site work including grading, utilities, foundation, our selected Off-Site manufacturing facility is completing the building modules. The modules are inspected by a state approval agency inside the factory. The state licensed inspection, supervision and quality control system within the manufacturing facility ensures the highest quality building while conforming to all applicable building codes and industry standards. USM personnel physically visit the off-site manufacturing facility during fabrication, thereby adding one more level of quality control. Site construction is inspected and approved by the local building department.

Step 7: On-Site Completion

With the foundation complete and inspected by the local jurisdiction, your site is ready to receive the prefabricated home. Typically in one day your foundation transforms into a complete structure. The modules arrive on their individual carriers and are typically lifted into place by a massive crane. Since the modules typically arrive with windows, doors, plumbing, electrical, heating and air conditioning, drywall, cabinets, fixtures and appliances in place, the finish process is greatly abbreviated. Depending on if any specialized finishes were selected, the finish process can be as short as 30 days in duration. Any additional site work such as garages, decks, and landscaping can now be completed. The local jurisdiction inspects the structural hardware connecting the modules to the foundation and each other and then releases the project for utility connections and subsequent certificate of occupancy. Once house is complete – USM will do a walk through with client and turn over the keys to your new home!!

 **WE LOVE REFERRALS!** 

USModular, Inc.

FULL SERVICE DESIGN BUILD GENERAL CONTRACTOR

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