

A Modular Solution



List of Cost Factors

This is a comprehensive list of cost factors in building a modular home. The purpose of the worksheet is to give you lists of inherent costs in building your home. While costs and services tend to vary greatly with location, your estimate will be more accurate if you use this list as a guide to check local costs and / or rates. An additional 5% figure should be added for unforeseen expenses. If the monies are not utilized, it can be re-directed to the costs attributed to moving in.

A Modular homebuilder task checklist...

** Tasks that need to be completed and totaled. Additional 5 % should be added for unforeseen expenses. (This can be added before or after total)*

Tasks	Project	Foundation	Add-ons	Site prep.	Utilities	Modular	Mechanics	Miscellaneous	Project	Total
Estimate										
Actual										
Total & 5%										

Items - PROJECT	Estimate \$	Actual \$	Items - SITE	Estimate \$	Actual \$
LAND COST			CLEARING		
ENGINEERING COSTS			BLASTING		
BUILDING PERMITS			EXCAVATION		
BANK FEES			BACKFILL & GRADE		
LEGAL EXPENSES			HAUL OFF MATERIAL		
SPECIAL FEES			ADDITIONAL MATERIAL		

Items - FOUNDATION	Estimate \$	Actual \$
FOOTINGS		
WALLS		
SLAB / FLOOR		
DAMP-PROOFING / SEALER		
BASEMENT WINDOWS		
KNEEWALLS		
SILL PLATE (DOUBLE)		
LALLY COLUMNS/ I-BEAMS		
BULKHEAD		
PERIMETER DRAINS		
SUMP PUMP		
WALL INSULATION		
OTHER		

Items - UTILITIES	Estimate \$	Actual \$
CITY WATER OR WELL		
CITY SEWER OR SEPTIC		
GAS SERVICE		
UTILITY POLES		
UTILITIES		
PERCOLATION TEST		
WATER QUALITY TEST		
TELEPHONE		
CABLE / SATELLITE		
OTHER		

Notes

Items - ADD-ONS	Estimate \$	Actual \$
EXTERIOR STAIRS		
DECKS		
PORCHES		
GARAGES (some models)		
FINISH UPPER LEVELS (Capes & Chalets)		
FINISH LOWER LEVELS (Split & Bi-Level homes)		
FIREPLACE / STACKS		
OTHER		

Items - MECHANICALS	Estimate \$	Actual \$
PLUMBING TIE-INS		
HEATING SYSTEM (boiler, stack, pumps etc.)		
HVAC		
ELECTRIC TIE-INS (bulbs, batteries etc.)		
HOT WATER HEATER		
ALARMS (fire, CO2 etc.)		
CABLE & TELEPHONE		
OTHER		

Items - MISCELLANEOUS	Estimate \$	Actual \$
ARRANGE "HOLD AREA" (if site too small)		
TEMPORARY POWER		
INSPECTIONS		
INSURANCE		
DUMPSTER & CLEANUP		
APPLIANCES		
EQUIPMENT TO MOVE UNITS ON SITE		
CANVAS/ TARPS (protect your investment)		

Item - MODULAR HOME	Estimate \$	Actual \$
COST DELIVERED W/TAX		
CRANE & SET		
EXTERIOR FINISH WORK		
ROOFING		
GABLE ENDS		
FILLERS		
SIDING (if declined)		
PAINTING (walls, finish)		
ATTACH SHIP LOOSE ITEMS (dormers etc.)		
GUTTERS		
INTERIOR FINISH WORK		
TRIM MATE WALL OPENINGS		
TRIM CEILING / WALL AREAS		
FINISH STAIRWAYS		
BASEMENT STAIRS		
BASEMENT INSULATION		
RAILS		
FLOORING FILLERS		
FLOORING (typically done locally)		
DRYWALL WORK		
INSTALL / COMPLETE MOLDINGS		
PAINTING (trim)		
OTHER		

Notes

You must also consider the location of the house on your site and the amount of clear space necessary for the crane and the boxes in the vicinity of the foundation. If your septic system will be in the set area, you must wait until the house has been set to install the system, otherwise damage to your system will result. Consult with your qualified Modular Solution representative before you start any site work.

This listing is presented as a "guide" to assist you during the planning stages. Each project varies by design.