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Modular Press

CUSTOM MODULAR DESIGNS, LLC. PROVIDES THE CURRENT TRENDS IN MODULAR HOME BUILDING

Land Use Obstacles: Part 2 of 2

Last month we explored land-use, zoning and other steps necessary to obtain a building permit. This month we will continue with the same theme.

Survey and/or plot plan requirements. Do you need a survey of your lot? Usually at least a plat plan is required to obtain your building permit to construct your new home.

ISDS or public sewer. Is public sewer available for your lot? If yes then where is the nearest connection point? If public sewer is not available then you will need an approved septic system design. The type of the septic system will determine the ultimate cost of the septic system.

Well or public water. Is public water available for your lot? If yes then where is the nearest connection point? If public water is not available then you will need a private well.

Ground water table. What is the ground water table? A high water table may prevent you from installing a full basement for your modular home or will require a dewatering system.

Coastal properties. If your lot is located near the ocean or any extension thereof then you may need to apply for approvals with Coastal Resource Management.

Wetlands. Is any portion of your lot subject to state or federal wetlands jurisdiction?

Ledge, rock, and soil conditions. Is ledge present in your building area? The presence of ledge and other unsuitable material will impact the cost of your modular building project.

Impact fees. Many municipalities charge an impact fee for new home construction. Does your local municipality charge an impact fee? If yes then what will be the amount of your impact fee?

Moratoriums on the issuance of permits. Some municipalities have building moratoriums or caps on the issuance of building permits. Does the municipality where your lot is located have any moratoriums or caps currently in force or planned for the future?

Please feel free to contact our office to further if you have any questions regarding the modular building process.



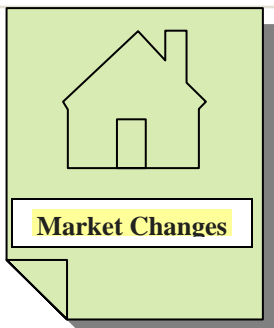
New Year's Resolution

What is your New Year's Resolution?

How about...

1. ***This year I will build a home that will help with my heating bills.*** We can help you with that – all our homes are super energy efficient. This results in lower heating, cooling and electricity bills.
2. ***This year I want a new home that doesn't take 2 years to build.*** Again we can help. Our modular homes take only 6-12 weeks for the modular portion to be built. The entire home can be completed much more quickly than site built homes.
3. ***I want to build a home customized to my needs at a budget I can afford.*** Our modular homes are the way to go. We can help design a home that fits your budget and needs.

To learn more about how we at Custom Modular Designs, LLC can help you keep your New Year's Resolution contact us at 401.490.0944.



MODULAR MARKET WATCH

With the increase in concern over financial concerns many customers are looking to build very efficient homes. Our modular homes are more efficient than site built homes. This is due to the amount of material used and the way the homes are constructed. All appliances that come with the home are energy star rated. To learn more about our modular homes please visit our website www.custommodulardesigns.com or contact our office at 401.490.0944.



Modular Questions Answered

A series exploring some of the most frequently asked questions about Modular Homes.

What is the difference between a modular home, manufactured home or mobile home and panelized home?

Our modular homes are systems built homes that are constructed in a factory to the same standard (building code) as site-built homes. The modular home is transported to the site and permanently attached to the foundation. Our modular homes offer the best quality construction for the best price.

A manufactured home or a mobile home is built in a factory in accordance with a federal or HUD code.

These homes are typically parked or installed in a trailer park or similar location.

A panelized home is shipped to the site in structural building panels. The panels are then assembled on-site. The house is then finished in a similar manner as a site-built home.

Can the customer make changes to a floor plan?

Yes. All of our floor plans can be modified to meet the needs of the customer. In fact 75% of the homes we have built the customer made changes to the original plan.

Can a customer work with a floor plan they already have?

Yes we can work with many existing floor plans. We would need to see the existing plans to determine if they are modular friendly or what changes need to be made to make them modular friendly. We also can refer the customer to multiple architects to help them design a plan from scratch.

For further information about modular homes, our company or any questions you might have please contact us directly at 401.490.0944. Visit our website for further information.

MODULAR CONSTRUCTION FINANCING:

Finance Company of the Month



Westerly Community Credit Union

Paula Jackson

122 Granite St.
Westerly, RI. 02891
Phone: 401.596.7000 ext 341
Email: PJackson@WesterlyCCU.com
Website: www.westerlyccu.com

Home of the Month

Soutport B
\$67,700.00*

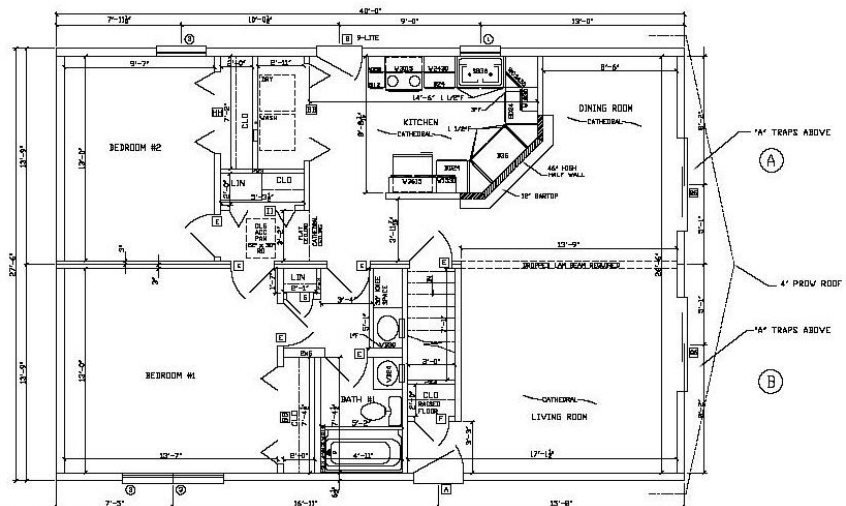
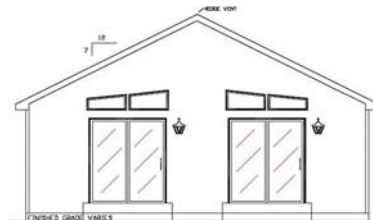
27'6" x 40'

2 Bedrooms, 1 Bathrooms
Dining Room, Living Room, Kitchen
Fantastic Vacation Home

CUSTOM MODULAR
DESIGNS, LLC

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CALL CUSTOM MODULAR DESIGNS FOR ALL OF YOUR MODULAR CONSTRUCTION NEEDS AND FIND OUT WHY CUSTOM MODULAR DESIGNS, LLC IS THE FASTEST GROWING MODULAR COMPANY IN NEW ENGLAND.

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