

Manufactured

VS.

Modular

A Manufactured home is built to HUD code and can be ready to move into in as little as three days.

All walls are either textured drywall or vinyl-wrapped sheetrock.

A Manufactured home may be built “basement ready”, but normally, it comes ready to be placed on an engineered “floating slab”. It is anchored to the cement slab as mandated by the state of Minnesota.

A Manufactured home has an insulated floor and is finished off with a “belly” to protect the insulation and plumbing from the elements. The exterior pipes are protected from freezing with heat tape.

A Manufactured home comes with a furnace, water heater, range and refrigerator. Other appliances such as dishwasher and microwave are also available as options.

A Manufactured home has a steel frame. Schult builds its own frames.

The standard roof pitch on a Schult Manufactured home is 3/12. A 5/12 roof is also available on a Schult Manufactured home.

A Manufactured home, unless placed on a basement, should be skirted or finished off with cement block beneath the home. A cement product called “Permablock” is also available for use on homes that are set on piers rather than on a floating concrete slab. It comes in several colors to coordinate with your home’s siding.

A Manufactured home is generally a bit less expensive than a Modular.

A “mobile home” is a Manufactured home. A “double-wide” is a Manufacture home.

Schult Manufactured homes have high quality vinyl windows.

Schult Manufactured homes have optional hardwood trim available.

A Modular home is built to International Building Code, which is the same code used with a site build home. There is typically some finishing work to be done after the house is set.

In a NorthStar, walls are primed. In a Schult Modular, the drywall is taped, textured, and painted with a flat white paint.

A Modular home must be placed on a permanent foundation (basement or heated, five foot deep crawl space). Because of this, a Modular home has no need for the floor to be insulated. Appliances are available, but not standard. A Modular/NorthStar home has wooden floor joists.

A Schult Modular home has a 5/12 roof pitch standard. A steeper roof pitch can be custom built on either Schult or NorthStar homes. A Modular home has more insulation in the ceiling than what comes standard in a Manufactured home.

NorthStar Modular’s have standard wood framed windows, such as Marvin Integrity. Schult’s standard windows are vinyl framed.

The Modular is a bit more expensive than a Manufactured home if it has the same features as the same floor plan in a Manufactured home.

Modular homes are available in one-story, two story & loft models.

Modular homes are factory built in two or more sections. NorthStar homes have many pre-drawn floor plans, but they also can customize your home. The available models are as varied as your imagination.

Cyrilla Beach Homes

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