

DO MANUFACTURED HOMES HAVE A SHELF LIFE?

The Construction Process:

A manufactured home is made predominantly out of wood and metal. A stick-built home is also made out of wood and metal. So why is one permanent and one temporary? Sure, the manufactured home is lighter than the stick-built home. This is mainly due to the absence of any masonry (bricks, fireplace, etc.) and the fact that, by design, the framing is reduced. But the actual materials are the same in a manufactured home as in a stick-built one. Do these materials ever wear out? In fact, have you heard of anyone who had to abandon a home because the wood and metal finally wore out. It just doesn't do that. Properly cared for, the components that make a manufactured home should last forever.

Use And Ability To Wear Out

You live in a manufactured home. You live in a stick-built home. What's the difference? The regular course of business in a home is to get up, go to work, come home, cook dinner, watch some TV, go to bed. How is this going wear out a manufactured home any quicker than it does a stick built? Many people point to the rowdy lifestyle found in some one star manufactured home communities. But with the exception of this subset, which would tear up a stick-built home with the same speed, where is the damage going to come from to destroy the manufactured home? From turning the door knob too many times? From walking the same path from the living room to the kitchen over and over? We can't see where the stress is coming from to render a manufactured home temporary and a stick built permanent.

So Where Does The "Temporary" Concept Come From?

The US Government. With every modern weather catastrophe, FEMA rushes in with manufactured homes as temporary housing until real stick-built homes can be built and re-built. So they have created the impression that manufactured homes are not worthy of being lived in over the long term. They re-stress this point at least once a year during hurricane season. And they blast it all over the media. The government did the same thing in the industry's formative years, offering it as "temporary" housing at military bases and later, colleges on the GI bill. So they have been promoting this negative publicity for virtually the entire history of manufactured housing.

Conclusion

As always, the urban legend of temporary, disposable manufactured homes is the result of poor marketing and public relations by the industry, not based on fact.