

BAKER The Reporter



≈ February Newsletter ≈

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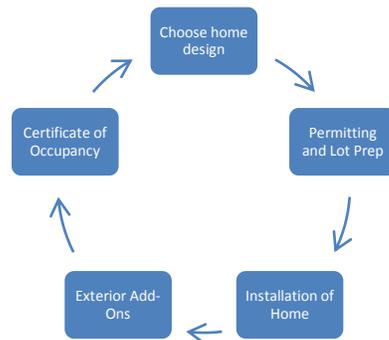
Manufactured vs. Modular

What is the difference between the modular and manufactured homes? Most often we get confused as to where they can be installed as well.

Manufactured or “mobile” homes are built to U.S. Department of Housing and Urban Development (HUD) standards. After passing a HUD inspection at the factory, these homes must be titled and transported as a motor vehicle. Local zoning restrictions often regulate where manufactured homes can be installed. Florida having numerous “over 55” parks or adult communities, the manufactured home is popular and affordable for the retiree.

Modular homes are subject to the same standards as the site-built homes under the Florida Building Code (DCA) and are deeded as real property. They are lifted off their transports by crane and placed on permanent foundations on most residential property.

No matter what your housing needs may be, the Baker team welcomes the opportunity to help you purchase the exact home for your property.



The Baker Turnkey Approach

A Quality Home

Concerns about the quality or limitations of manufactured or modular homes are a thing of the past. Today there are many advantages to building a home under controlled conditions rather than on-site.

Home components are protected from the elements, production is closely supervised, and quality inspections are conducted throughout the process.

There are many architectural styles and floor plans available to suit both your personal taste and requirements of your subdivision or homeowners association. From stucco to siding, brick to stone, you select the exterior that best fits your needs.

A Turnkey Approach

When you buy a home from Baker, you’re getting more than a house; the entire team coordinates the delivery and completion every step of the way.

The first is assisting you in the design and style of your home. We then obtain necessary permits, coordinate site preparation, and oversee the well and septic system installations. We make sure plumbing and electrical systems are fully connected. Also, we insist that garages, carports, sunrooms and screen porches be built to correct specifications. Finally, we bring in professional cleaners to rid the entire home of any dust or debris.

Here at Baker, we specialize in delivering homes that are “move-in-ready” or as we say in the business, “turnkey.” When we declare your home ready for occupancy, we mean ready ... right down to the house numbers and light bulbs.

*Baker Modular & Manufactured Homes
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