
Process: Custom w/Architect

Steps/Timeframe/Cost



PRELIMINARY CONSULTATION

The first step is to email us describing the property and goals. We will then schedule a phone call or meeting with Method Homes. During this consultation, we will discuss your needs, options, budget, and parameters. We will also answer your questions and determine the next steps.

RETAIN METHOD FOR FEASIBILITY 3 WEEKS

During feasibility, Method studies and coordinates the following to generate a turn key estimate and feasibility review:

- Determines access, shipping, and installation costs
- Estimates modular costs to meet client specifications
- Develops preliminary scope of work
- Obtains estimates for on site construction costs

Method typically charges a fee of \$2,000–\$4,000 for feasibility depending on scope of work. We can perform feasibility in phases. Consultant fees such as site survey, geotechnical reports, and septic design are additional feasibility costs.

PRECONSTRUCTION COORDINATION 8–16 WEEKS (CONCURRENT WITH ARCHITECTURE AND ENGINEERING)

Following Feasibility, the client enters into a design coordination agreement with Method and furnishes a \$12,500–\$15,000 deposit. \$5,000 of this deposit is credited toward the purchase price of the home. This portion of the deposit holds a place in production. There are additional fees for consultant work including structural engineering, MEP/Energy design, and factory permit fees that vary per project. \$7500– \$10,000 is for Method's time spent:

- Coordinating architecture and engineering
- Assembling permit package and forms
- Submitting for and obtaining factory permits
- Submitting for and obtaining a local jurisdiction building permit
- Interior design services and specifications selection (1–3 consultations), which will determine final costs
- Performing and providing detailed estimation of the modular portion of the home
- Coordination with the local general contractor on site estimation including Method generating a detailed scope of work document

PERMIT AND CONTRACT 2–12 WEEKS (BASED ON LOCAL JURISDICTION LEAD TIMES)

Method Homes submits for modular building permits. Contracts are typically executed once permits are applied for. At this time, a 25 percent initial payment for the modules is made. Construction commences within 1-2 months from the signing of the contracts, and once permits have been issued.

PRE-FABRICATE 12–16 WEEKS

Construction in the factory and site construction are concurrent. 25 percent progress payments are due at two points during the prefab building process: upon the completion of framing and drywall.

DELIVER, COMPLETE AND LIVE 1 DAY + APX. 8–16 WEEKS

Approximately four months from the start of construction, your home will be delivered and installed. In most cases, a crane will install the home and the set usually takes one day. Our modular set crew that specializes in installation will coordinate the set in conjunction with the Method team. Allow approximately 8–16 weeks for home completion after the set. Then move in and enjoy your new Method home!