



ModPath Homes
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Land Readiness Checklist

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A free, plain-language guide for homeowners. You compare builders and choose who to hire.

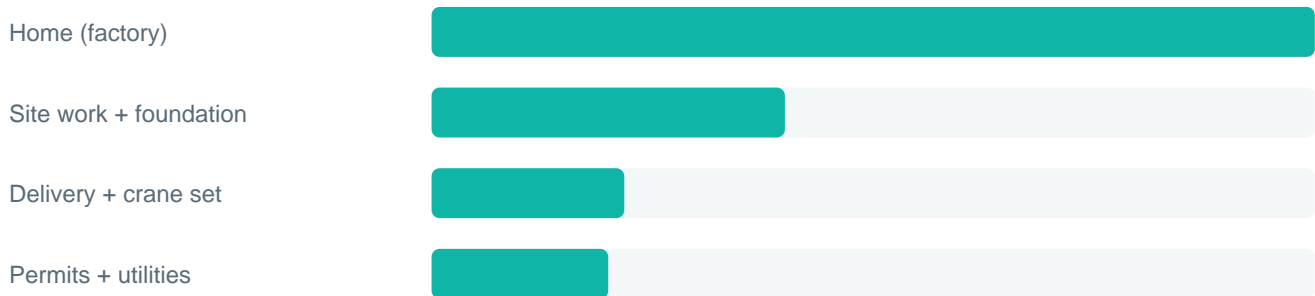
What this guide covers

Our free Land Readiness Checklist helps you gather the basic land and site details builders often ask for before they price or plan a modular, prefab, manufactured, or ADU home. It is a simple worksheet you can download, fill out, and use to ask better questions, compare builders, and avoid missing important site items.

How modular building works



Where your money tends to go (relative)



Illustrative only. Your split depends on the model, your land, and your area.



What the checklist helps you do

The checklist is a planning tool for homeowners who are still figuring out if a piece of land is ready for a home. It helps you organize key facts before you start serious talks with builders.

You can use it to note things like access to the property, utility options, slope, clearing, permits, and foundation questions. These details often affect the full project scope, not just the house itself.

ModPath Homes is a free matching and guide service. We do not build homes or provide engineering, surveying, or licensed site evaluations. You use the checklist to get organized, then compare local builders and confirm scope, price, and timeline in writing with whoever you choose to hire.

What is inside the free PDF

The PDF is designed to be simple and practical. It gives you one place to track the land items that may come up during early planning.

- Property address or parcel details
- Zoning or land-use questions
- Road access and driveway needs
- Utility notes for water, sewer, septic, power, and gas
- Site conditions like slope, trees, drainage, and soil concerns
- Foundation ideas such as slab, crawlspace, or basement
- Delivery and crane set access questions for modular homes
- Space for builder questions and follow-up notes

It does not replace a survey, soil test, septic design, permit review, or builder site visit. It is a homeowner worksheet, not a formal approval or guarantee.

Why land readiness matters before you talk price

Many homeowners focus first on the floor plan. That makes sense, but land and site work can change the real scope of the project. A nice model on paper may still need grading, tree removal, utility trenching, a new driveway, or foundation work.

For modular and prefab homes, site access matters too. Builders may need enough room for trucks, equipment, and sometimes a crane set day. For manufactured homes, HUD code rules are different from modular homes built to the IRC, so land setup questions can also vary by home type and local rules.

If you want help finding companies to review your project, you can use our free [\[get matched\]/\(get-matched/\)](#) service. You compare builders yourself and verify license, insurance, scope, and timeline directly with them.

How to use the checklist with builders



Bring the completed checklist when you start asking for estimates or planning calls. Even if you do not know every answer yet, having your notes in one place can make the conversation easier and more productive.

A simple way to use it is:

1. Fill in what you already know about the land.
2. Mark unknown items so you can ask builders or your local building office.
3. Compare how different builders handle site work, permits, foundations, and utility connections.
4. Confirm all final scope, exclusions, price, and timeline in writing before you sign.

If you are still exploring home types, our [\[guides\]](#), [\[costs\]](#), [\[services for modular homes\]](#), and [\[ADU builder help\]](#) pages can help you learn the basics before moving forward.

Your next steps

- Is this checklist only for modular homes?
- Will the checklist tell me if my land is approved to build on?
- Can this checklist tell me the full project cost?
- Do I need to own land before using it?

Ready to start?

Get matched, free, with builders near you at modpathhomes.com/get-matched/