



**ModPath Homes**  
modpathhomes.com

# Modular Home Budget Worksheet

Use this free worksheet to map out the full budget for a modular or prefab home before you talk to builders. It helps you think through the home itself, land and site work, permits, utility connections, financing, and the questions to ask s



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

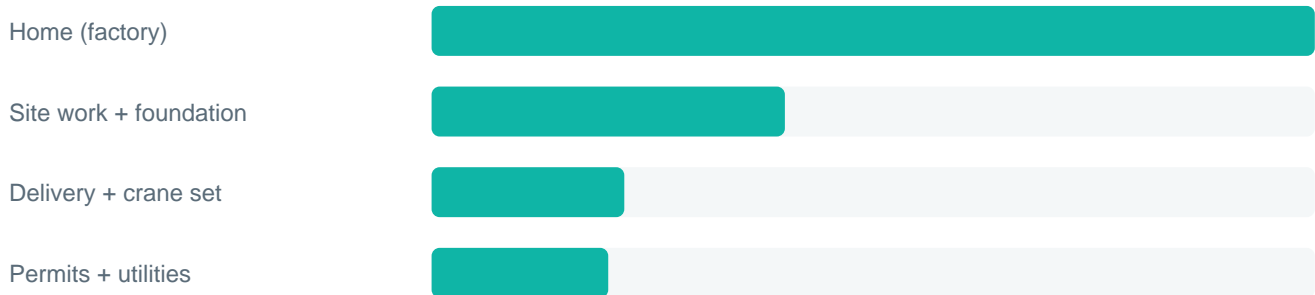
## What this guide covers

Use this free worksheet to map out the full budget for a modular or prefab home before you talk to builders. It helps you think through the home itself, land and site work, permits, utility connections, financing, and the questions to ask so you can compare quotes more clearly.

### 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 is in the worksheet**

The PDF is a simple planning tool. It gives you one place to write down the budget items that people often miss early on.

It covers the home package, foundation, delivery, crane set day, site prep, utility work, permits, and finishing work. It also includes space for notes about your land, your target home size, and the builders you contact.

You can use it for a modular home, some prefab systems, and many ADU projects. If you are still learning the basics, see [\[modular homes\]\(/services/modular-homes/\)](#) or [\[ADU builders\]\(/services/adu-builders/\)](#).

## **How the worksheet helps you talk to builders**

A clear budget worksheet can help you ask better questions. It can also help you see whether two quotes include the same scope of work.

Use the worksheet to track items like:

- What is included in the base home price
- Whether permits are included or excluded
- Who handles site work and utility hookups
- What foundation type is planned, slab, crawlspace, or basement
- Whether delivery and crane costs are listed
- What finish items are included inside and outside

Bring the worksheet when you speak with builders. If you want help finding companies to compare, [\[get matched\]\(/get-matched/\)](#) for free. ModPath Homes is a matching and guide service. You choose who to contact and hire, and you should confirm price, scope, timeline, license, and insurance in writing with the builder.

## **What costs homeowners often miss**

Many first-time buyers focus only on the home model price. That number may not include the full project cost.

The worksheet prompts you to think about common extras, such as land clearing, grading, driveway work, septic or sewer, well or water tap, electric service, permit fees, surveys, engineering, and loan-related costs. It also helps you note whether your project is a main home or an ADU, because rules and utility work can differ.

It also reminds you to ask how the home is built and inspected. For example, modular homes are usually built to the IRC code used for site-built homes, while manufactured homes are built to the federal HUD code. If you are comparing options, our [\[guides\]\(/guides/\)](#) and [\[costs\]\(/costs/\)](#) pages can help you learn the terms.



## How to use the PDF step by step

You do not need final numbers to start. The goal is to organize your questions and collect estimates from builders and other local professionals.

1. Write down your location, land status, and project type.
2. Estimate the home size, layout, and must-have features.
3. Fill in each budget line with your best current estimate.
4. Ask each builder what is included and what is not.
5. Keep notes on permit steps, site conditions, and financing options.
6. Update the worksheet as quotes come in.

After that, compare the full scope, not just one price line. If you want help connecting with experienced local builders, visit [\[how it works\]/\(how-it-works/\)](#) or [\[get matched\]/\(get-matched/\)](#).

## **Your next steps**

- Is this worksheet really free?
- Will this worksheet tell me exactly what my modular home will cost?
- Can I use this for an ADU or prefab home too?
- Does ModPath Homes build homes or give bids?

### **Ready to start?**

Get matched, free, with builders near you at [modpathhomes.com/get-matched/](https://modpathhomes.com/get-matched/)