



ModPath Homes
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Modular Home Planning Guide

Download this free PDF to organize your modular or prefab home plan before you talk to builders. It gives you simple worksheets, questions, and checklists so you can compare options clearly and confirm details in writing with the builder you



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

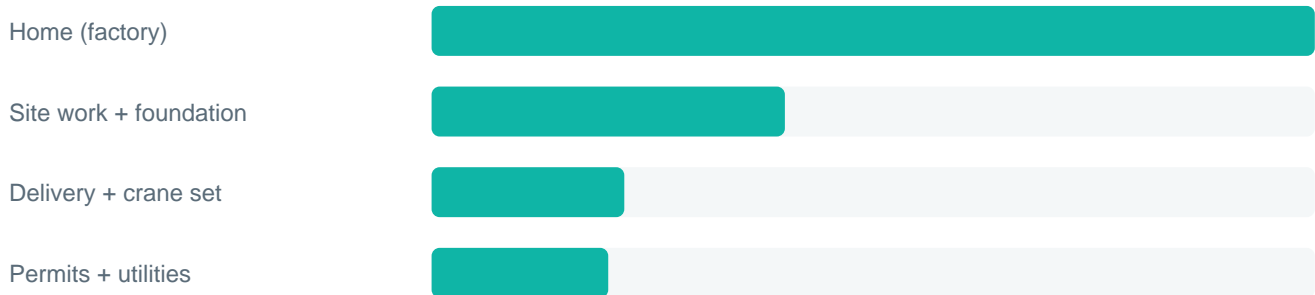
What this guide covers

Download this free PDF to organize your modular or prefab home plan before you talk to builders. It gives you simple worksheets, questions, and checklists so you can compare options clearly and confirm details in writing with the builder you choose.

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 guide

The guide is a simple planning packet for homeowners who want a modular, prefab, manufactured, or ADU project. It helps you gather the facts builders usually ask for, so early conversations are more clear.

Inside, you will find worksheets for your land, budget range, home size, layout needs, and site questions. There is also a builder comparison section, so you can write down what each company includes, what is not included, and what needs follow-up.

It is not a contract, price quote, or permit approval. It is a planning tool you can use before you [get matched](/get-matched/) or while comparing builders on your own.

How the worksheets help you plan

Good planning can prevent confusion later. The guide helps you think through the big decisions before you ask for pricing, timelines, or model options.

- Your land status, or whether you still need to buy land
- Basic site conditions like slope, access, utilities, and setbacks
- Home type, such as modular, HUD-code manufactured, or ADU
- Size, bedroom count, bathrooms, and must-have features
- Financing questions, including land, home, and site work

You can also use the worksheets with our [modular homes service](/services/modular-homes/) page and [ADU builders](/services/adu-builders/) page if you are still deciding which path fits your property.

What to ask builders

The guide includes a question list for builder calls and meetings. This can help you ask better questions about scope, permits, factory work, transport, crane set day, foundation, and finish work on site.

Use it to compare items like these:

1. What is included in the base home and what costs extra.
2. Who handles permits, engineering, and site coordination.
3. Which foundation types are possible, such as slab, crawlspace, or basement.
4. What work happens in the factory and what happens on site.
5. What licenses and insurance the builder carries in your area.

Always confirm scope, price, timeline, warranty details, and change-order terms in writing with the builder you may hire. ModPath Homes is a free matching and guide service. You compare and choose who to hire, and you should verify the builder's license and insurance yourself.

How to use the guide with ModPath Homes



You can fill out the PDF first, then bring it into your builder conversations. That gives you one place to keep notes, questions, and side-by-side comparisons.

If you want help finding local companies, [\[how it works\]\(/how-it-works/\)](#) explains our free matching service. We are not a builder, manufacturer, contractor, architect, or licensed building professional. We help homeowners get organized and connect with experienced builders near them.

If you are still learning the basics, you can also visit [\[guides\]\(/guides/\)](#), [\[costs\]\(/costs/\)](#), and [\[models\]\(/models/\)](#). When you are ready, you can [\[get matched\]\(/get-matched/\)](#) and use the guide during your calls.

Your next steps

- Is this guide only for modular homes?
- Will this guide tell me exactly what my home will cost?
- Can I use this guide before I own land?
- Does ModPath Homes build or sell homes?

Ready to start?

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