

Process

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.

OBTAIN FINANCING

If financing is required, it is important to have a budget in mind and get pre-approved from a bank for a construction loan. Method is familiar with the bank approval process; we can put you in touch with our lenders or speak with yours.

LAND SELECTION

If you do not currently own land, the next step is to identify a site. We encourage you to work with a real estate agent to find suitable property and do initial due diligence. Once you are ready to make an offer, Method will provide a free assessment of your selected site.

RETAIN METHOD FOR SITE FEASIBILITY 3 WEEKS

During feasibility, Method studies and/or coordinates with consultants the following work to generate a complete estimate and feasibility review:

- Required permits, design reviews, and associated fees
- Site survey and soil test results
- Access, shipping, and installation costs
- Modular costs to meet client specifications
- Site construction costs

Method charges a fee of \$2,500–\$3,000 for feasibility depending on scope. We can perform feasibility in phases, and we can perform a site visit prior to being retained for full feasibility, if desired. Consultant fees such as site survey, geotechnical reports, and septic design are additional feasibility costs. This information is useful no matter what type of home you build.

ARCHITECTURE AND ENGINEERING

The next step is to contract with Method for the design and engineering of the permit set. Depending upon the series chosen, architecture can cost \$10,000–\$20,000 with additional costs for customization. Each home must be specifically engineered to its site conditions and zoning, and it must have a custom site plan and foundation plan. Cost for structural engineering ranges from \$3,000–\$10,000. If needed, mechanical, electrical, and plumbing (MEP) engineering and energy calculations cost \$2,000–3,000.

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

WEEKS (CONCURRENT WITH ARCHITECTURE AND ENGINEERING) Concurrent with Architecture and Engineering, the client enters into a design coordination agreement with Method and furnishes a \$12,500–\$15,000 deposit. \$5000 of this deposit is credited towards the purchase price of the home. This portion of the deposit holds a place in production. The remaining \$7500–\$10,000 is for Method's pre-construction services rendered:

- 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 (up to 20 hours) 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

Process

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

Method Homes will submit for prefab and local permits. Contracts are typically executed once permits are applied for, and at that 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 the permits have been issued.

PRE-FABRICATE 12-16 WEEKS

Construction in the factory and site construction are concurrent. Two 25 percent progress payments are due halfway through the fabrication process and the final payments are due at delivery.

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 with the local general contractor after the set, and then move in and enjoy your new Method Home!