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Realty Development Associates to host Why Build Modular seminar

March 13, 2008 - Spotlights

Realty Development Associates, a leading builder of modular or factory-constructed homes, will host a free seminar Thursday, March 27th, from 6:30 to 8:30 p.m. on the topic of Why Build Modular.

The Sagamore firm has hosted several of these seminars in the past year and there has been consistent demand for additional dates, as the popularity of modular construction increases.

The informational hour and a half presentation will take place on site at Realty Development Associates' open house/modular mode at 1 Bluff Rd. (off Rte. 6A). Attendees will have the chance to enter a raffle for a pair of Celtics tickets (for a March 28th game between the Celtics and New Orleans).

"Almost everyone has seen or heard of a modular home construction," said RDA president Don Shulman, who added, "The truck pulls up to the construction site, leaves five or six large packages near the foundation, and in a day or two, the entire exterior structure is up. People are always curious about what goes into modular construction and how it differs from the traditional, so-called 'stick built' process. That is why we have put this seminar together - to explain the process to anyone who is interested."

The seminar will include experts in different areas of modular construction. Topics to be presented will include:

- 1.â€¢The process and benefits of factory-constructed homes
- 2.â€¢The true costs of "drop-ship houses"
- 3.â€¢Key issues in financing of modular home construction
- 4.â€¢The permitting process: what zoning issues you need to know
- 5.â€¢Teardown/rebuilds: Why the process of replacing "obsolete" homes on the same piece of property is gaining in popularity
- 6.â€¢The benefits of instant and weather-tight construction
- 7.â€¢The rise in popularity of "in-law additions" via the modular construction route

John Collucci, a vice president at the Westchester Modular Home factory in Wingdale, N.Y., will detail the benefits of factory construction, the costs of the so-called "drop ship" homes, and discuss trends and updates in modular construction: what styles are popular. Mark Butler, a financial advisor from Salem Five Cents Savings Bank, will address the issue of financing modular construction. Shulman will explain the process of obtaining permits for modular homes, as well as the increasingly popular concept of "teardown/rebuild," where a smaller, obsolete house is replaced by a newer modular construction.

Refreshments will be served. There will also be tours available of an actual modular construction home. For the convenience of those interested in attending, there will be child care provided on site.

Space is limited and interested parties are urged to call in advance to reserve a space.

Shulman said, "We get many calls each week about the modular construction process, and have developed this seminar as a way to provide comprehensive information on this topic. We urge anyone with an interest in this type of construction to attend."

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