



## Steps To Building Your Dream Home

Cutting Edge Homes is one of the oldest and most experienced modular home companies in the state of California. We have local sales representatives who are knowledgeable and excited to work with you on your project from conceptual design through the completion of your home.

The fastest way to build is using a stock model from our web-site. This is generally the most economical solution and is worth considering given that it is one of the few choices that you have that can make the project easier.

Cutting Edge Homes has built a reputation helping people to build custom plans specific to their needs, property, and preferences, while keeping to your budget. If you have design ideas, please share them with your sales agent so we can discuss a modular translation of your plan.

The following steps are a general guide to an average project. But life is rarely average, right? Each project has its own unique schedule, people, and nuances. Some jurisdictions have additional planning and permitting requirements like the California Coastal Commission or a delightfully picky local Architectural Review Board.

Cutting Edge Homes has built homes in California from the Coast to the Sierras, and from the Mojave Desert to the Redwood forest on the Oregon border. We are happy to help you wherever you want to build.

We invite you to pick up the phone and call to talk about your project. We will help get your initial questions about pricing and the process answered and then we can then start to guide you through the process.

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[www.cuttingedgehomes.net](http://www.cuttingedgehomes.net)

## Step 1

### Property:

Cutting Edge Homes can help you whether you already own a property or you are just purchasing a property. Property constraints and zoning restrictions will impact your home choice. As a general rule, having a flat property with utilities already on-site helps to keep costs to a minimum.



## Step 2

### Budgeting & Financing:

Start by establishing a preliminary budget for the modular home based on the size home you require. While some of our clients pay cash for their homes, most finance their homes through construction loans. We have lender options who can pre-qualify you for a loan and general budgeting information on our [FAQ](#).



## Step 3

### Route Survey:

A Route Survey is a critical step in the modular process. This is where your Cutting Edge Homes rep visits your property to determine the maximum sized truck that can be delivered safely. There is a small fee for this service but it is a credit on the price of your home. This is a great time to also ask all of your questions in person to your client services rep.



## Step 4

### **Design:**

The design stage could be as simple as choosing a stock plan from our website as-drawn, or doing minor tweaking to make your perfect plan. Another option is to engage our designer to draw an idea of yours or lay out your home based upon your requirements and lot restrictions.



## Step 5

### **Modular Estimate:**

Once the design phase is complete your sales agent will work with the production team to prepare a written formal estimate based upon your preliminary preferences and known building department requirements like snow loads, fire sprinklers, and high fire hazard zone specifications.



## Step 6

### **Modular Engineering:**

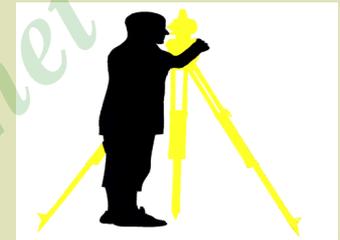
Cutting Edge Homes provides the modular plans as part of our package. This is for the portion of the project that is built in the factory. Floor plans, elevations, structural engineering, energy calcs, sprinklers and mechanical plans are all completed here. There is an engineering deposit though that cost is applied to the cost of your home.



## Step 7

### Site Engineering:

This usually begins with a property survey and soils report which is done at the same time as the modular engineering. Once the modular plans are complete, your foundation can be engineered, site plan prepared, and local building department requirements can be addressed for submission.



## Step 8

### Permitting:

Once all of your plans are prepared a package based on the requirements of your local jurisdiction is submitted for Planning and Building Department review. The jurisdiction provides the final building permit, often specifying additional requirements. We offer an optional permitting service if required and also have local civil engineers to help.



## Step 9

### Construction Bids:

Cutting Edge Homes works with several construction companies. Once your plans are approved we can introduce you to a contractor who can provide an estimate of the work done at your site. We highly recommend working with a general contractor who is familiar with modular construction. Clients who accept this advice are almost always happier with their project.



## Step 10

### Modular Options:

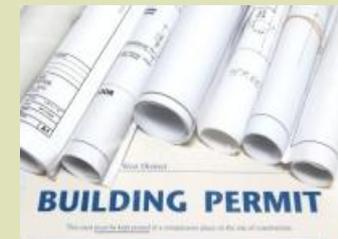
Your fixed costs for the modular home and the site work have been mostly identified. You can now select your options and begin working with your client services rep to choose your finishes. For example, you can pick out your cabinets, countertops, flooring, appliances, and exterior colors.



## Step 11

### Final Building Approval:

At this time the various departments of the local jurisdiction have reviewed the plans, provided required changes, and corrections have been made. Once this stage is complete and approval is granted the contractor can pick up the final building permits.



## Step 12

### Financing:

Already having been pre-approved when you established your preliminary budget, it is now time to work on closing your loan. We recommend having your construction loan closed right about the same time that your permits are finalized. This helps ensure that you know what is required before locking in how much money is required. This keeps the cart behind the horse.



## Step 13

### Order Your Home:

This is where the fun begins. We build fast! Agreements are finalized. A production deposit paid. Your home is now in production! You won't believe how fast the process moves. We order the materials and begin building your home while the foundation is being built according to your specifications and options.



## Step 14

### Modular Construction & Site Work:

While your home is built in the factory, the site contractor is clearing the property, grading, building the foundation and preparing the utilities. This is when an experienced modular contractor comes in handy. They build to the plans, understand what is coming on the trucks, and can keep up with the fast modular home pace!



## Step 15

### Move In To Your New Home:

After the construction is done, the local jurisdiction will provide a certificate of occupancy and the only thing left is to move in and enjoy your home for many years to come.

Congratulations!!!



## Construction Time:

Site Built Construction can't compete with the speed of modular building in California. Modular construction is simply a more effective method of building in a state with all of the challenges of site-built construction. Building a home in a factory is more efficient, faster, and simpler for you. This saves you both time and money.

### TRADITIONAL CONSTRUCTION



### MODULAR CONSTRUCTION **Cutting Edge Homes**



## Design, Engineering & Permitting:

Cutting Edge Homes has helped clients to permit homes all over California. Obtaining permits can be a time consuming process. We recommend starting the engineering process at least 4-6 months before you want to begin construction, or earlier in some areas and situations. Starting early helps to make building your dream home an enjoyable memorable experience with less stress about the schedule. Cutting Edge Homes can not predict how long it will take to get permits since every project is different. The safest bet is to allow as much time as you can.