

HOME WHERE WE BUILD

FLOOR PLANS & RENDITIONS

DUPLEX PLANS & STANDARDS

STANDARDS, UPGRADES, COLOR
PALETTE & IMAGES

INTERIOR GALLERY

EXTERIOR FEATURES & PHOTOS

FOUNDATION & PROCESS

DREAM TO REALITY

QUOTE & FINANCING INFO

ABOUT US & INFO

CONTACT US



ABOUT US & HOMEBUILDING

With over **40 years** of combined experience we have become synonymous with custom, quality-built structures. Whether you are building the **home of your dreams, a vacation home, or a multi-family project**, Modular Homes of Texas is there every step of the way.

You will be provided with information, design ideas and the confidence to make your building decision easier and more enjoyable. We understand there are many alternatives to meet your housing needs. However, we believe that the Modular Homes of Texas systems built approach will provide you with the best building alternative at the lowest cost.

Modular Homes of Texas was extremely honored to receive this recognition from Champion Homes.
#1 Modular and #3 Independent Retailer!

"The strength of the team is each individual member.

The strength of each member is the team."-Phil Jackson



REQUEST QUOTE

When requesting a quote, please include your square footage needs and the location of your property.

How to schedule an appointment? We can schedule appointments one of two ways... 1st option: In person at our office in Waco, TX or 2nd option: a virtual meeting using Google Meet. We typically schedule appointments at 1030a and go from there. Please let us know what works best for you.

Hours:

Monday - Friday

8:30 a.m. - 5:00 p.m.

Saturday by appointment only

If you are interested in scheduling an appointment, please email us or give us a call at (254) 230-9644

EMAIL

You probably have a few general questions to start, and we have answers. Read some of the popular questions we get to help you learn more about building your custom dream home.

What is a Modular Home?

Modular built housing is a fast-growing modern form of construction gaining a growing recognition of its increased efficiency and ability to apply modern technology to the needs of the market place. Superior quality control, reduced waste, constructed in a factory out of the weather, and faster completion. Modular Built and site-built homes are constructed to the same building code required by your state, county and specific locality and therefore are not restricted by building or zoning regulations.

What makes us different from the rest?

We are family owned and operated, we are invested in what we do from beginning to end! One of the owners is typically on the job site daily to ensure things are moving forward and to help with questions or concerns. Our [foundation process](#) also makes us unique in the Mod world. We approach our pier and beam foundations much differently than most modular builders. Our foundations are engineered by a third-party, RCS. We pour a full-concrete slab, we dig down and go below grade, adding a sump pump, think of it as a mini basement under the home, the home is anchored into the concrete, RCS instructs us on how many straps, tension and bolts to use, we build a solid concrete wall perimeter which is sealed with a water repellent sealant, we then bring the dirt that was excavated back in around the home. An access hatch is typically located on the floor inside a closet. This foundation allows our home to be lower to the ground achieving a more site built-look. Our competitors will set their Mods just like

they do their manufactured homes, pouring concrete runners and adding some type of skirting. Modular Homes of Texas is 100% modular! Most of our competitors spend about 80% of their time selling manufactured homes and modular is just a sideline business. We do not carry inventory; therefore we do not push our clients to buy on the spot.

Every home comes with a list of standard features, but the finishes you want for your new home can be modified through our various upgrades or your special requests. This includes, but not limited to counter-tops, tiles, flooring and more, your **options seem endless**. Our service area covers a large portion of our Great State, we firmly believe our standard specifications and various upgrades are unique; adding incredible value to your home.

What's the process in building a modular home?

We work with you every step of the way. You'll choose a floor plan from our website, and we will do our best to accommodate your special requests and needs through various modifications. We will email you a Base Price and upgrade-sheet, this spreadsheet is completely transparent, it lists out what we charge for porches, garages, car-ports, granite and vinyl plank flooring installation, and other upgrades we offer. You will have control over this spreadsheet, it's a great tool to use and gets you to the bottom line of what your project will cost you. Once we have established your floor-plan print and the upgrade-sheet, a site visit is scheduled, contract is ready to be signed and you will be well on your way to living the dream!

The process of building a modular home is similar to what you've seen during the construction of houses in your neighborhood; however, the work is performed in a factory setting. It's a fascinating process as multiple departments construct the home adding their expertise as it moves down the production line. Once the building process is complete, typically with interior finish right down to wall finish, the unit is transported to the home site and placed on the engineered foundation. Final steps include connection of utilities to the home and a list of finish-out work.

We consider what we do a bit of a hybrid building process. Factory built, but MHOT does a tremendous amount of on-site work as well.

We know you will have lots of questions about a modular home before you make the decision to let us build one for you. We are willing to take the time to answer any questions you have, via email, phone, or in person. We want you to be comfortable with your home-building decision.

Can I really customize a Modular home?

You'll choose a [floor plan](#) from our website, and we will do our best to accommodate your special requests and needs through various modifications such as floor-plan adjustments and upgrades. Upgrades include, but not limited to counter-tops, tiles, flooring and more, your **options seem endless**.

Why should I choose you over other custom home builders?

Modular Homes of Texas builds nothing but modular homes! Most of our competitors spend about 80% of their time selling mobile homes and modular is just a sideline business. And with over **40 years** of combined experience, we have become synonymous with custom, quality built structures. Whether you are building the home of your dreams, a vacation home, a multi-family project, Modular Homes of Texas is there every step of the way.

And, perhaps most importantly, we will meet with you and **we will personally inspect the land you've purchased** to ensure there will be no surprises. When we give you a price quote, we can stand behind it.

Is it harder to finance a Modular home?

Getting financing for a new modular home has never been easier. There is no distinction between modular and site-built homes as far as appraisal or financing.

Banks and lending institutions treat both types of construction the same. Many banks *prefer* modular houses because of the fixed cost and clear description of what they are financing. Likewise, there is no difference in insuring the modular property.

How do I save money with a modular home?

When you add up all the labor, material and time savings inherent in the modular building process, you will find that the price of a modular home is generally **lower** than a site-built home of comparable size. Buying materials in bulk and having a fixed cost instead of being subject to cost overruns are examples why the modular building cost can be lower than site-built homes. Speed, convenience and quality are some of the many advantages for choosing a Modular Home .

Do you have model homes I can tour?

We do not carry any inventory. We know this is an important decision and we can make arrangements for you to see the quality of one of our homes. Typically, we will invite customers to view homes we are in the process of building. When you come for an office visit, you will meet with one of the owners, sometimes both, there is a comprehensive presentation about the process which covers how we construct the foundation and the home, we want you to ask questions and we can draw up a floor-plan for you, we want you to feel comfortable with how it all works. We are busy and I know we can find you a job-site to visit.

Mortgage Calculator

MSN

<https://www.msn.com/en-us/money/tools/mortgagecalculator?ocid=INSFIST10>

About Mortgage Calculator

If you're in the market for a new home, make sure you're prepared by knowing and understanding what your monthly mortgage payments might be. Don't get into financial trouble by buying more house than you can afford. Use MSN Money's easy and simple mortgage calculator to estimate your monthly home loan payments. Enter the loan amount, the annual interest rate and the term of the mortgage. The mortgage calculator will determine your monthly payment and chart your balance, interest paid and cumulative payment. As a prospective homebuyer you should also consider your down payment amount, possible private mortgage insurance (PMI), property taxes, insurance and fees such as closing costs as you budget for a new home. According to Investopedia, homeowners can afford a mortgage that costs between 2 and 2.5 times their gross income. Popular mortgage products include the 30-year fixed, the 15-year fixed and adjustable-rate mortgages (ARMs). Consult your bank, [mortgage lender](#) or financial adviser to determine which product is right for you.

Articles about modular construction, home-ownership and more:

Solutions For A New Housing Crisis

Written by Lauren Thomas; Edited by Lisa Cox.

<https://www.forbes.com/sites/sorensonimpact/2018/12/12/solutions-for-a-new-housing-crisis/#5dbba1295949>

Why Modular Homes Are So Much Less Expensive

by Modular Homeowners

<https://modularhomeowners.com/why-modular-homes-are-so-much-less-expensive/>

Will Modular Homes Make You Rethink Your Housing Options?

Written by Teresa Mears

<https://realestate.usnews.com/real-estate/articles/will-modular-homes-make-you-rethink-your-housing-options>

Why Modular Construction Really IS Faster

By Modular Homeowners

<https://modularhomeowners.com/why-modular-construction-really-is-faster/>

Why Modular Homes Are So Much Less Expensive

By Modular Homeowners

<https://modularhomeowners.com/why-modular-homes-are-so-much-less-expensive/>

7 Tips For A Beautiful Modular Home Exterior

By Modular Homeowners

<https://modularhomeowners.com/7-tips-for-a-beautiful-modular-home-exterior/>

How Much it Costs to Build a House in 2019

Written by The Lenders Network

<https://thelendersnetwork.com/how-much-does-it-cost-to-build-a-house/>

How Much of My Monthly Income Should I Spend On A Mortgage?

Trulia Contributor

<https://www.forbes.com/sites/trulia/2017/03/01/how-much-of-my-monthly-income-should-i-spend-on-a-mortgage/#5937256c7a90>

Here's how much of your income you should be spending on housing

by Kathleen Elkins

<https://www.cnbc.com/2018/06/06/how-much-of-your-income-you-should-be-spending-on-housing.html>

How Much Does It Cost to Build a House?

by Dave Ramsey

<https://www.daveramsey.com/blog/how-much-does-it-cost-to-build-a-house>

8 Financial Mistakes to Avoid When Building a New Home

by Geoff Williams, Contributor

<https://loans.usnews.com/financial-mistakes-to-avoid-when-building-a-new-home>

Seven Key Factors To Consider When Building Your Home

by Reagan Greer

<https://www.forbes.com/sites/forbesrealestatecouncil/2018/03/16/seven-key-factors-to-consider-when-building-your-home/#3fdd306f32ed>

Key Home Building Tips and Facts

by Homebuildingsmart

<http://homebuildingsmart.com/home-building-tips-and-facts/>

Investopedia - Construction Loan

by James Chen

<https://www.investopedia.com/terms/c/construction-loan.asp>

LotNetwork.com

Blog

<https://blog.lotnetwork.com/utilities-infrastructure-tip-5-for-buying-lots-and-land/>

Land.com

Buyers Beware: Five Things You need to Know before Buying Property in Texas

by Samantha Fox

<https://www.land.com/buying/texas-land-buying-advice/>

U.S. News and WorldReport

7 Tips to Invest in Multifamily Property

by Kayleigh Kulp, Contributor

<https://money.usnews.com/investing/real-estate-investments/articles/2017-12-04/7-tips-to-invest-in-multifamily-property>

Investopedia - 3 Reasons to Invest in Multi-family Real Estate

by Warren Cassell Jr.

<https://www.investopedia.com/articles/personal-finance/041216/3-reasons-invest-multifamily-real-estate.asp>

FortuneBuilders

by JD Esajian

Investing In Multifamily Real Estate: The Ultimate Guide

<https://www.fortunebuilders.com/multifamily-investment-property/>

The Christian Science Monitor

by Story Hinckley

Schools help teachers with a new kind of homework: finding a place to live

<https://www.csmonitor.com/EqualEd/2019/0305/Schools-help-teachers-with-a-new-kind-of-homework-finding-a-place-to-live>

HomeAdvisor

How Much Does It Cost To Build A House?

by HomeAdvisor

<https://www.homeadvisor.com/cost/architects-and-engineers/build-a-house/>

REQUET QUOTE

When requesting a quote, please include your square footage needs and the location of your property.

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