

INTEGRITY Update

Spring
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Decks & Porches

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Modular Homes

An Great Option to Achieve Your Dream Home

When clients come to Integrity to talk about building a home, we start by discussing budget and site, along with many other factors, to determine the best fit for the customer. One thing we often explore is the choice of modular versus stick-built homes. In addition to designing and building custom homes and working from architects' plans, Integrity has extensive experience in modular home finishing as well as several second-story additions to existing homes. We find modular homes to be

a great option for clients who have strict budgets or time constraints, but there are many other advantages.

Quality Control

Integrity is the regional representative for Huntington Homes, a custom modular home manufacturer in East Montpelier, Vermont. "What sets Huntington Homes apart is their quality construction and great service department," explains Integrity owner and designer, Heidi Flanders. "They build houses the same way we would stick-build a house, except they are able to do it in the controlled environment of their 100,000-square-foot warehouse. Building in a quality-controlled shop eliminates weather-related delays and exposure of materials to the elements, saving time and money. Typically, a modular home can be built in one third the time it takes to build a site-built house, depending on the complexity of the home."

Design Flexibility

Huntington Homes offers house plans in many styles: ranch, colonial, cape, high-posted cape, saltbox, and gambrel, all of which can be customized. Huntington can also custom design a house, or Heidi can design a home and have Huntington build from her plans. When designing a modular home, Integrity visits the site to be sure it is appropriate for the project. We price the home both as modular and stick-built to see which benefits the customer more. As with any project, the level of finish and materials selected affect the home's final cost.

Huntington offers a basic finish package to start, and clients add custom finishes as desired. Working side-by-side with the client and Huntington Homes, we manage all these details at each step

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Left to right: A crane places the modules on the foundation. The buttoning-up process begins. The house is nearly finished.





Integrity installed the hardwood floors in this modular home. The kitchen features standard cabinets and countertops.

of the process to ensure the clients' new home meets their expectations and their budget.

Construction and Setting

With approved plans and a signed contract in hand, Huntington Homes starts construction, and clients are welcome to visit Huntington's Vermont warehouse to see their house being built. Meanwhile, Integrity places the foundation and readies the site for delivery. Once factory construction is complete, Huntington Homes delivers the modules to the site, and crews from Integrity and Huntington Homes set the modules on the foundation.

"The day our home arrived was like being an expectant set of parents... our hopes and dreams were now tangible

and sitting on our land. With the efforts of a very knowledgeable crew, they impressed us with the team effort it took to get the "set" correct to within a very small fraction of an inch," said Integrity clients Lisa and Michael Moore. There is an element of instant gratification

when building a modular home.

Once the modules are set on the foundation, the client can walk through the home the same day. Integrity then begins the buttoning-up process, which includes marrying the walls of the modules together, opening up walls and doorways, filling in drywall, flooring, siding, and roofing. As the general contractor, Integrity coordinates electrical and plumbing connections, as well as installation of the heating system. Integrity can also build porches, decks, and garages that aren't included in the modular package.

Larry Roux, Huntington Homes' general sales manager, explains, "We want to work with preferred contractors, like Integrity, who have experience dealing with our product and a reputation for customer service. What's most important to us is that our contractors follow through with customer service and warranty work. We've been working with Integrity since 2003, and we have a comfort level with them because they take care of customer concerns and any warranty work if it does come up."

"Having completed so many projects with Hunting-

ton Homes, we all have a clear understanding of our roles and a mutual respect for each other's work, which makes the process go smoothly. We've developed a great working relationship," says Heidi.

"Throughout this whole process it has been comforting knowing we had to just pick up the phone or send an e-mail to have questions answered, fears calmed, or guidance on the next step," added Lisa and Michael Moore.

A modular home can be a cost-effective way to build the home of your dreams. Call 413-549-7919 and schedule a free consultation with Heidi Flanders.

To see Huntington Homes stock plans and a photo gallery of custom projects, visit their Website at www.huntingtonhomesvt.com.

Modular Additions

Adding living space to a home can displace families and expose the home to the harsh New England elements. A Huntington Homes addition can minimize disruption by significantly reducing the construction timeframe.



A second-story modular addition doubled the square footage of this ranch home.

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Decks & Porches

Expand your living space and enjoy the seasons in comfort.

A long, cold, snowy winter has finally given way to spring, and you're probably looking forward to spending time outdoors. Adding a deck or a porch to your house will give you a place to relax, entertain, dine—and even sleep. It will also add value to your home.

Picture a multi-level deck with a pergola, a privacy screen, built-in furniture, planters, or a water feature. Add a hot tub or Jacuzzi, a fire pit, or a fireplace. If you want to keep it simple, a 10 × 10 deck is great for barbecuing, entertaining, or relaxing in the sunshine.

Decks and porches can be rustic or elaborate, traditional or contemporary to complement any style and expand a home's livable space. A porch with a comfortable chair or swing offers a quiet place to read, enjoy a cup of coffee, and listen to the birds. A covered entryway protects guests from the elements and keeps the house cool, and screened porches offer bug-free eating and sleeping. Glass panels keep out wind and rain, and electricity can turn a porch into a full-fledged family room. Add heat, and a room can be used twelve months a year!

If you've thought about increasing your living space with a deck, porch, or "outdoor room," give us a call to talk about design options and available materials. The first question we'll ask is how you envision using the space. Then we'll work with you to design a structure that meets those needs, and we'll develop a strategy to fit your budget. We can even price your project several ways to help you make an informed choice. Once we have a plan, our computer program will show you how the porch, deck, or covered entryway will look on your house—and even how it will impact the light in the interior rooms. Start planning now and be ready for the coming summer.

Call Integrity today at 413.549.7919 and request a free design consultation.



Above: This backyard deck was designed with two tones of decking material to create an interesting pattern. Below: A second-story porch off this home's kitchen functions as a family room and provides additional dining space. It features interchangeable screens and glass panels that extend the season into the cooler months.



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1. A new front porch, landscaping, and a paved walkway that connects the driveway to the house add curb appeal and a place to relax. 2. As part of a larger addition, Integrity designed this small front porch and mudroom, giving the homeowner much needed storage and shelter from the elements when using the front door. 3. Integrity enclosed the existing front porch with rolled screens all the way to the floor to maintain an unobstructed view of the surrounding landscape and provide a bug-free outdoor room. 4. The homeowners chose a cable railing for this deck because it provides an unobstructed view with a modern look.

