

# Offsite Custom Homes

Vu haus LLC is a Colorado Company based in Crested Butte, Colorado. With an interest in prefabrication housing techniques and a long standing background in real estate development, in 2014 Vu haus was launched in infancy to crack the prefab or modular 'code'. Being a developer and designer at heart, we found that the current trends in offsite custom homes we're either very high end, Dwell magazine stuff, or very boring high volume production homes lacking the design and or materials desired by a large segment of the market.

Terms used in this document interchangeably: Offsite Custom, Prefabricated, Production Homes, Prefab, Modular. Modular is technically the term used to describe homes built offsite that adhere to IRC and Local Codes – the same codes site built homes use. IRC Modular homes are financed the same way using the same exact loans and appraisal comps as site built homes – the only material difference is '*where*' they are built not '*how*' they are built.

NOTE: Most factory built homes of the old stigma are HUD Manufactured Homes and are manufactured to an entirely different set of building codes – visit this link at [HUD.gov](http://HUD.gov) and see the difference explained

## 3 Types of Offsite Customs:

The first and most common type – modifying existing high volume production homes/plans after they are built, a sort of mock custom if you will - the plans nor the build are truly custom.

The second being and most true to the term custom is what we at Vu haus practice at this current time - an entirely ground up endeavor designing a new set of plans and building them using a highly vetted lower volume factory with a solid history.

There is however an in between, a 3rd sort of hybrid custom where an architect or a builder has several (or more) floor plans in their own portfolio that they've made for the purpose of selling to the public - this is what majority of truly custom prefab builders do and what makes the most sense as far as scalability. Examples are Stillwaterdwellings.com and Blu Homes, two large players in the space outsource their builds...essentially they use white label factories and do not use an in house factory.

SITE WORK: With all Three, the builder/dealer has subs doing the set, excavation, foundation and other items needed onsite. High volume factories will sometimes bring a set and stitch crew.

### Quick Facts About the Modular Home Industry

- Licensed dealers around the state of Colorado and other states act as ‘factories’ when in fact, there are very few factories that build offsite customs.
- Dealers licensed by the state aren’t necessarily ‘builders’ and ‘builders’ are in most cases not factories.
- HUD homes are often confused with IRC modular homes or prefab homes. See the precise explanation here [HUD.gov](https://www.hud.gov)
- IRC Offsite Custom Modulares are built to the same local and IRC codes as site built custom homes
- Vu haus LLC designs their plans from the ground up and is essentially a true offsite custom.
- Set crews are licensed by the state of Colorado and perform the ‘setting’ of the modulares in place on it’s foundation. They then secure the modules together.
- Stitch crews perform the ‘stitching’ of any siding, roofing, and sheetrock once the modules are ‘set’.

**Some examples of IRC offsite custom modular homes beyond our own portfolio:**







