



Quality Modular Buildings

Modular buildings are similar to buildings constructed using traditional construction in several ways. When you choose a factory built building, your choices are virtually unlimited.

Most of the upgrades you may want to choose in your quality modular building will be structural components that no one will ever see, but that 20 years from now you will be glad you included those upgrades in your modular building.

Some examples that add to the life cycle of a quality modular building are the exterior wall studs. Many builders still provide 2 x 4 exterior studs. At Modular Solutions, Ltd we recommend that all of our clients use 2 x 6 wall studs at 16" on center constructed of Hem Fir or better quality lumber at the minimum. You may also want to consider a steel stud package if your budget is sufficient. This will greatly extend the life cycle of your facility.

Additionally, "industry standard" mobile trailer vendors offer vinyl covered gypsum. This product is available, but lends itself to additional maintenance costs over the life cycle of the modular building. We suggest for a quality modular building that you choose 1/2" or 5/8" gypsum board with texture and without VOC paint. Additionally if you are in a climate with moisture, we suggest a mold resistant paperless wall covering that will enhance the air quality in your modular facility.

Floor decking is one of the most overlooked areas of a quality modular building. When you are standing on an "industry standard" 5/8" sub floor you can feel it move and squeak. We suggest that clients looking for a quality modular building ask for a 1 1/8" sub floor. Modular Solutions, Ltd also offers concrete sub floors and a 4" concrete slab modular building. Discuss these options with your Modular Solutions, Ltd estimating representative to decide which option is best for your organization.

Exterior finishes are very versatile. Most of the exterior finish choices are driven by personal choice and budget. Some clients choose the industry standard wood siding, because it is readily available and fairly inexpensive. If you are in a moisture climate, we suggest concrete siding or steel siding for a more durable and low maintenance finish. In the southwest stucco finish or E.I.F.S. are extremely popular. When local plan review concerns are on the horizon Modular Solutions, Ltd has even provided brick, block, and flagstone type veneer finishes.

Finding the right choices for your new quality modular building is an education process and the expert design team at Modular Solutions, will always be glad to consult you on the various options for quality and efficiency.

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