



Modular 2 Story Modular

Price Includes: Huber Blue Plus flooring; Techshield Radiant Barrier; Architectural Shingles (Two Story Double Wide) 10 year metal roof (Standard Double Wide); Vinyl roof underlayment; 3 Coats of Haley Paint

Standard:

1 Single pre-hung solid doors, 12" o.c.
2x6 joists,
16" o.c. rafters,
4) 24x36 windows, 10 year Metal Roof,
Vented Soffit and ridge, \$5/mile after 10
miles for construction crew **if necessary.**

W x L	SQ. FEET	8' Wall
24x24	576 sq. ft	\$24,495
24x26	624 sq. ft	\$25,995
24x28	672 sq. ft	\$27,495
24x30	720 sq. ft	\$28,995
24x32	768 sq. ft	\$30,495
24x34	816 sq. ft	\$31,995
24x36	864 sq. ft	\$33,495
24x38	912 sq. ft	\$34,995
24x40	960 sq. ft	\$36,495
24x42	1008 sq. ft	\$37,995
24x44	1056 sq. ft	\$39,495
24x46	1104 sq. ft	\$40,995
24x48	1152 sq. ft	\$42,495
28x30	840 sq. ft	\$30,995
28x32	896 sq. ft	\$32,295
28x34	952 sq. ft	\$33,795
28x36	1008 sq. ft	\$35,195
28x38	1064 sq. ft	\$36,695
28x40	1120 sq. ft	\$38,195
28x42	1176 sq. ft	\$39,695
28x44	1232 sq. ft	\$41,195
28x46	1288 sq. ft	\$42,695
28x48	1344 sq. ft	\$44,195

Standard:

1 Single pre-hung solid doors, 12" o.c.
2x6 joists,
16" o.c. rafters, Stairs with Landing,
6) 36x54 windows, 30 Year Architectural
Shingle Roof, Vented Soffit and ridge,
\$5/mile after 10 miles for construction
crew **if necessary.**

W x L	SQ. FEET	10' Wall
24x24	1152 sq. ft	\$39,180
24x26	1248 sq. ft	\$41,595
24x28	1344 sq. ft	\$43,995
24x30	1440 sq. ft	\$46,395
24x32	1536 sq. ft	\$48,795
24x34	1632 sq. ft	\$51,195
24x36	1728 sq. ft	\$53,595
24x38	1824 sq. ft	\$55,980
24x40	1920 sq. ft	\$58,380
24x42	2016 sq. ft	\$60,795
24x44	2112 sq. ft	\$63,195
24x46	2208 sq. ft	\$65,595
24x48	2304 sq. ft	\$67,995



Harrisonburg: 540-833-2276
Front Royal: 540-636-1907
Staunton: 540-712-2221

QUALITY

Floors: 2x6 pressure-treated floor joists spaced 12" on center (2x10 floor joist if on a crawlspace foundation)

Sidewalls: 2x4 Studs spaced 16" OC covered with LP Smart Siding

Substructure: (5) Pressure-treated 4x4 Runners per half

Roof: 1/2" OSB sheeting with vinyl underlayment and Timberline Architectural shingles for Two Story Double Wide –or 10 year metal roof standard for Single Story Double Wide

Paint: Three coats of Haley Paint (100% Acrylic Super Satin) come standard on all of our buildings

options

Windows:

18"x27" Slide	\$65
18"x36" Slide	\$80
24"x36" Slide	\$95
36"x54" Slide	\$225
24"x36" Insulated	\$150
40"x60" Insulated	\$325
Window Recession	\$50/window
Exterior Window Trim	\$25/window
5' and 6' Transom	\$100-\$150

Floor:

Upgraded Joists 2x10 16" OC (Dwelling)	\$1/sq. ft.
Double Subfloor	\$1.50/sq. ft.

Doors:

Single Wood	\$150
Double Wood	4' \$210 5' \$275 6' \$350
Single pre-hung (solid)	\$260
9 or 11 lite single	\$295 - \$330
Double pre-hung (solid)	\$545
9 or 11 lite double	\$585 - \$635
15-Lite Double	\$745
9x7 Pan Garage	\$695
9x7 Insulated Garage	\$995
Glass in Garage Door	\$100/door

Additional:

LP Shiplap Siding	15% of base price
LP Board and Batton	15% of base price
2x6 Wall Studs	10% of base price
Wilderness Urethane	\$1/sq.ft.
Lofts/Benches/Shelves	\$4/sq. ft.
Tuff Rib Metal Roof	\$1.50/sq.ft.
Tuff Rib 40yr Metal	\$1.75/sq.ft.
Standing Seam Metal	\$4.50/sq. ft.
Dormer (w/o window)	\$175/lin. ft
Add Metal to Dormer	\$300/dormer
Tyvek House Wrap	\$1/sq. ft.
Custom Paint Match	\$100/color

extras

Vinyl Package - 10% upgrade
Stained Log Siding - 35% upgrade
LP Traditional Lap Siding– 15% upgrade

Dormers on Two Story

(Converts from an oversized attic, to livable sq. footage)

\$175 per linear foot (Windows not included)

Fun Facts:

Buildings 32' long and under have no center support post

2-car, 2 story garages should be minimum 36' long

To be a dwelling, all windows must be insulated and double hung for fire egress code. And a permanent foundation is will be required to receive a permit.

DELIVERY & SET UP

FREE: First 50 miles from our shop per structure (\$3/mile after 50)

FREE: Up to 30 minutes.

Additional time is \$90/hour

You are responsible crane sets if applicable)

28' Wide Structures require a \$150/half Escort Fee plus \$3/mile after 50 miles.