



Plattsburgh Housing Outlet

Specializing in Manufactured & Modular Homes
690 Route 3 Plattsburgh, NY * 518-563-6250
Near Della Honda
www.plattsburghhousing.com



***Make sure you are not comparing apples to oranges
when you look at manufactured home pricing...and get it in writing!
We ALWAYS include, in writing this comprehensive list.***



Included in the price of our manufactured homes:

- *Delivery of home to customer site. **(Additional charges apply outside standard 50-mile radius.)**
- *Place home on customer/contractor installed and manufacturer, &/or New York State engineer, designed/ approved slab. **Customer/contractor responsible for ensuring site/slab is accessible. (Difficult sites may incur additional charges)**
- *Provide pier stands &/or blocks and install/locate for proper support of home.
- *Lag/secure interior/exterior walls, marriage line openings, ceiling, floor, roof, etc.
- *Install drip-edge, ridge vent & shingle roof (including cap), as needed.
- *Install & seal any/all roof, sewer, fireplace &/or furnace vents, stacks &/or extensions.
- *Provide/install tie-down/anchoring package.
- *Remove axles/tires from site & return to PHO for recycling. – Remove & place tongues under home.
- *Make any/all water, sewer, heating &/or electrical systems cross-over connections.
- *Tie-in & make water connection to **customer/contractor provided/installed** pressure/holding tank located under home.
- *Tie-in any/all drain/sewer drops, properly support & make connection to septic/sewer upright.
- *Make electrical connection to home's panel box. **Customer/contractor to leave slack wire necessary. (Required UL inspection fee, not included)**
- *Box/insulate customer/contractor installed pressure/holding tank & install thermostatically controlled heat tape.
- *Locate phone/tv jacks, wire as needed, run to perimeter of home & label locations for 3rd party providers.
- *Install siding & soffit/fascia on gable-ends & any/all other exterior finish (i.e. Install shipped-loose exterior lights, shutters, etc.).
- *Provide/install 275-gallon top-feed oil tank (Includes: gauge, legs, fittings, copper-line & footer pads. **(Does not include slab, if required)**)
- *Provide/install standard height (i.e. +/- 30") framed/insulated vinyl skirting package w/access door & required vents
- *Build/install 2-sets of standard height (i.e. +/- 36") pressure treated steps w/handrails & 48"x48" platform. **(Does not include footers below frost OR positive attachment to home, if required.)**
- *Complete any/all standard interior finish (i.e. moldings, interior doors, prep for carpet/flooring seams) - **Does not include charges for optional drywall finish**
- *Stretch/seam carpet &/or linoleum @ marriage-line
- *Complete a final water, sewer, electrical & heating systems tests
- *ANY/ALL final interior finish (i.e. adjust doors, locks, kitchen/bath drawers, windows, re-tack moldings, etc.) &/or clean-up
- *Provide/install required NYS Installation Warranty Seal
- *Removal of any/all garbage &/or construction debris from site
- *Schedule/confirm required pre-occupancy lender (if applicable), and Code Enforcement Officer, inspections & PHO walk-through

We build peace of mind into every home...