

Vetting a modular manufacturer: checklist

From the OffsiteStack guide "How to vet a modular manufacturer." offsitestack.com

State approvals

- ☐ Approved in the state where the building will stand
- ☐ Current approval documents provided
- ☐ Time needed for approval in a new state

Third-party inspection

- ☐ Name of the in-plant inspection agency
- ☐ How often the agency is in the plant
- ☐ Recent inspection reports available to review

Matching experience

- ☐ Recent projects of the same use, height, construction type and size
- ☐ Addresses and owner contacts provided
- ☐ Reference calls completed

Capacity and schedule

- ☐ Current backlog and earliest realistic start
- ☐ Weekly output on a project like ours
- ☐ What happens to our slot if permits or site are late
- ☐ Storage of finished modules, and the cost

Plant visit

- ☐ Material storage is organized and protected

- ☐ Quality checkpoints posted and in use
- ☐ Finished modules protected before shipping

Engineering

- ☐ Who engineers the modules
- ☐ Who engineers module-to-module and module-to-foundation connections
- ☐ Who stamps which drawings

Scope boundaries

- ☐ Foundations and anchoring
- ☐ Transport and permits
- ☐ Crane and setting crew
- ☐ Weather protection during and after set
- ☐ Work at module joints: marriage lines, fire-stopping, finishes
- ☐ Utility hookups
- ☐ Final inspections and certificate of occupancy

Money and warranty

- ☐ Deposits tied to production milestones we can verify
- ☐ How deposits are protected
- ☐ Warranty coverage, length and who answers callbacks

General guidance only. Confirm requirements with your state program office and local building department.