My Manufactured Home Guide Review My Quote

Review My Quote

Quote from **Sample Dealer** · double-wide · Randolph County · not signed yet

Report MMHG-RMQ-20261005-C804AD | Review My Quote 1.0 | Report date October 5, 2026

Reviewed by an experienced manufactured-home setup contractor and dealer.

The three things that matter most

1. **7 of the 13 parts of the job are not in your quote — usually $11,510–$19,000 together.** Not named: poured footings (two sections), grading the pad, electrical connection (within 30 ft), plumbing tie-ins (within 30 ft), gutters and downspouts, final grading, seed and straw, permits. Somebody still does this work, and the quote does not say whether it is the dealer or you.
2. **Escorts: $950 against a usual $315–$500.** That can be right — a long haul, or a route that needs more escorts, raises it — and the quote does not say what is in the figure.
3. **Dealer prep and documentation fee, $1,495: the quote does not say what it pays for.** We have no figure from real jobs to set beside this line, so it is not compared anywhere in this review.

> The quote's priced lines come to **$123,012**, the same as the total it states — **it adds up**. The land's own work — septic system, well, power to the property — is not in it and is usually hired directly: **$10,400–$23,500** together on raw land. All **10 questions** this review leaves are in **one message to Sample Dealer**, written out and ready to send before you sign anything further. It reads what the quote says; it **does not say whether the deal is a good one**.

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THE SHORT ANSWER

Your quote covers 6 of the 13 things a double-wide job needs from the home to the final inspection. 7 are not in it.

NOT IN THE QUOTE	**Poured footings (two sections), Grading the pad, Electrical connection (within 30 ft), Plumbing tie-ins (within 30 ft), Gutters and downspouts, Final grading, seed and straw, Permits.** Together these usually run **$11,510–$19,000**. Somebody still does this work — the question is whether it is the dealer or you, and it is cheaper to find out now than as a change order.
ABOVE THE USUAL RANGE	**Escorts: $950** against a usual $315–$500. That can be right — a long haul, or a route that needs more escorts, raises it — and the quote does not say what is in the figure.
NO PRICE SHOWN	**Steps and landings** is written as included with no figure — no size, count or material.
NOT COMPARED	**Dealer prep and documentation fee** ($1,495) — we have no figure from real jobs for this line. The quote does not say what it pays for.
TAX, NOT CHECKED	**Sales tax** ($2,667) — a tax, not a charge for work. This review does not check it.
INSIDE THE USUAL RANGE	The home itself ($88,900), Transport (two sections) ($5,600), Set-up and trim-out ($15,200), Heating and cooling ($5,800), Skirting ($2,400).
ADDS UP	The priced lines come to **$123,012**, the same as the total the quote states.

Also not in the quote, and usually not a dealer's line: septic system, well, power to the property — usually $10,400–$23,500 together on raw land. On land you own these are normally hired directly; if your land already has them, they drop out.

Before you sign: send the dealer the one written request near the end of this review, and keep the answer with this quote. This review reads what the quote says; it does not say whether the deal is a good one, and it does not replace the county's answers.

FIGURE 1

What your quote covers, laid over the whole job

Every job to put a double-wide on its land has the same parts, in the same order. Each box is one of them. A **filled** box is in your quote, with the quote's own figure. A **dashed** box is not in it — the work still happens, and someone still pays for it.

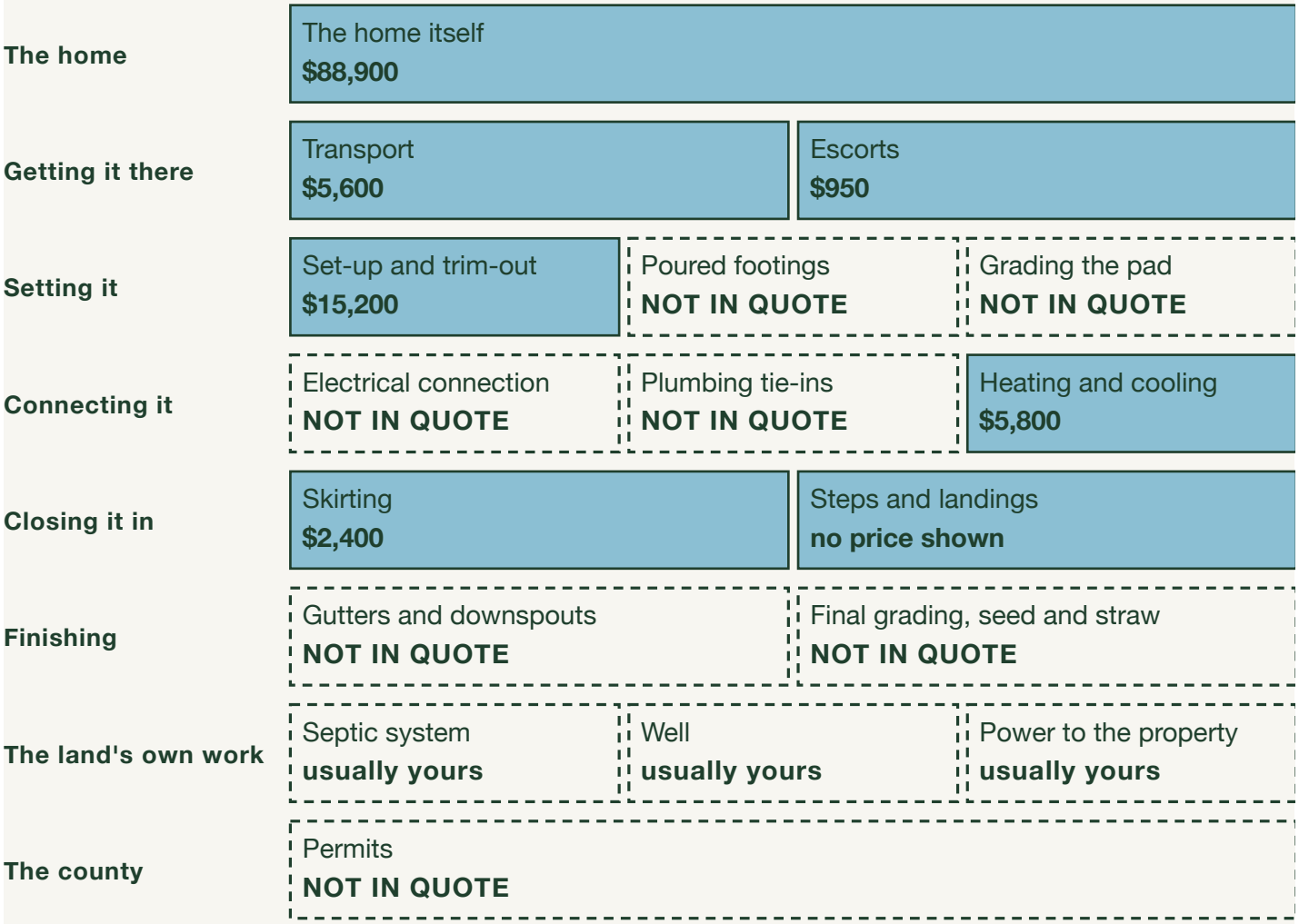


Figure 1. The quote you pasted, read line by line and matched to the parts of the job by its own words. Schematic, not to scale: box widths do not show cost. The land's own work — septic, well, power to the property — is shown because it is part of the job, and it is usually hired directly rather than bought from the dealer. Source: your quote as sent on September 18, 2026; the parts of the job from My Manufactured Home Guide's cost and duration records, from jobs around Asheville, reviewed September 10, 2026.

LINE BY LINE

Your quote beside the usual range

The figures come from jobs around Asheville; the Piedmont and the coast run about 10% lower, except a fee a county or a utility publishes, which is the same everywhere. The usual range runs from the lower Piedmont-and-coast figure to the higher Asheville-area one, and both are printed under it. It is a range from real jobs, not a price, and it is for sanity-checking a line — a figure outside it is something to have explained, not a verdict.

Part of the job	What your quote says	Usual range	Status
The home itself	"Home base price $88,900"	**$63,000–$90,000** Asheville area $70,000–$90,000 Piedmont and coast $63,000–$81,000	**IN THE QUOTE** inside the usual range
Transport (two sections)	"Freight / delivery (2 sections) $5,600"	**$2,700–$6,000** Asheville area $3,000–$6,000 Piedmont and coast $2,700–$5,400	**IN THE QUOTE** inside the usual range
Escorts	"Escorts $950"	**$315–$500** Asheville area $350–$500 Piedmont and coast $315–$450	**IN THE QUOTE** above the usual range
Set-up and trim-out	"Set-up and trim-out $15,200"	**$11,250–$17,000** Asheville area $12,500–$17,000 Piedmont and coast $11,250–$15,300	**IN THE QUOTE** inside the usual range
Poured footings (two sections)	*Nothing on the quote names this.*	**$3,600–$6,000** Asheville area $4,000–$6,000 Piedmont and coast $3,600–$5,400	**NOT IN THE QUOTE**
Grading the pad	*Nothing on the quote names this.*	**$1,350–$2,000** Asheville area $1,500–$2,000 Piedmont and coast $1,350–$1,800	**NOT IN THE QUOTE**
Electrical connection (within 30 ft)	*Nothing on the quote names this.*	**$1,530–$2,500** Asheville area $1,700–$2,500 Piedmont and coast $1,530–$2,250	**NOT IN THE QUOTE**
Plumbing tie-ins (within 30 ft)	*Nothing on the quote names this.*	**$2,250–$3,000** Asheville area $2,500–$3,000 Piedmont and coast $2,250–$2,700	**NOT IN THE QUOTE**
Heating and cooling	"HVAC 3-ton heat pump $5,800"	**$4,500–$6,000** Asheville area $5,000–$6,000 Piedmont and coast $4,500–$5,400	**IN THE QUOTE** inside the usual range
Skirting	"Vinyl skirting $2,400"	**$1,440–$2,500** Asheville area $1,600–$2,500 Piedmont and coast $1,440–$2,250	**IN THE QUOTE** inside the usual range
Steps and landings	"Two 4x4 steps with rails - included"	**$1,350–$2,500** Asheville area $1,500–$2,500 Piedmont and coast $1,350–$2,250	**IN THE QUOTE** no price shown
Gutters and downspouts	*Nothing on the quote names this.*	**$1,530–$2,000** Asheville area $1,700–$2,000 Piedmont and coast $1,530–$1,800	**NOT IN THE QUOTE**
Final grading, seed and straw	*Nothing on the quote names this.*	**$900–$2,000** Asheville area $1,000–$2,000 Piedmont and coast $900–$1,800	**NOT IN THE QUOTE**

Part of the job	What your quote says	Usual range	Status
Septic system	*Nothing on the quote names this.*	**$5,400–$12,000** Asheville area $6,000–$12,000 Piedmont and coast $5,400–$10,800	**NOT IN THE QUOTE** usually hired directly
Well	*Nothing on the quote names this.*	**$4,500–$10,000** Asheville area $5,000–$10,000 Piedmont and coast $4,500–$9,000	**NOT IN THE QUOTE** usually hired directly
Power to the property	*Nothing on the quote names this.*	**$500–$1,500** Asheville area $500–$1,500 Piedmont and coast $500–$1,500	**NOT IN THE QUOTE** usually hired directly
Permits	*Nothing on the quote names this.*	**$350–$1,500** Asheville area $350–$1,500 Piedmont and coast $350–$1,500	**NOT IN THE QUOTE**

Lines on the quote we did not compare

Line	Amount	Why
“Dealer prep and documentation fee $1,495”	**$1,495**	We have no figure from real jobs for this line.
“Sales tax $2,667”	**$2,667**	A tax, not a charge for work. Not checked here.

WHAT IS NOT IN IT

The 7 parts of the job your quote does not name

Poured footings (two sections) — $3,600–$6,000
Pier count follows pier spacing.

Grading the pad — $1,350–$2,000
One machine, existing dirt only. Marked up to roughly $3,000 by a turnkey seller.

Electrical connection (within 30 ft) — $1,530–$2,500
Beyond 30 feet is a different quote entirely.

Plumbing tie-ins (within 30 ft) — $2,250–$3,000
Roughly $17 per linear foot beyond 30 feet.

Gutters and downspouts — $1,530–$2,000
Required nowhere. You would always fit them.

Final grading, seed and straw — $900–$2,000
Commonly left out of a quote entirely.

Permits — $350–$1,500
County and city. Some counties stack permits as revenue. Over $1,000 is possible.

The land's own work

Usually hired directly, not bought from the dealer. If your land already has it, it drops out.

Septic system — $5,400–$12,000
Bedroom count drives system and drain field size. Nothing below $8,000 has ever come across a full system.

Well — $4,500–$10,000
CANNOT be priced in advance — depth to water is unknown until drilled.

Power to the property — $500–$1,500
Distance to transformer. FREE in some counties — Burke covers 1,500-1,700 ft from the street.

Each part on this page is one numbered line in the single message to Sample Dealer near the end of this review. Ranges: My Manufactured Home Guide's cost and duration records, from jobs around Asheville, reviewed September 10, 2026.

ONE WRITTEN REQUEST

Every question on the next page comes from your quote

All 10 questions in this review come from something it read in the quote you sent — a part of the job the quote does not name, a figure outside the usual range, a price written as included with no number, or a total that does not match its own lines. Nothing here is a question we invented for you to ask, and nothing you are about to send accuses anyone of anything.

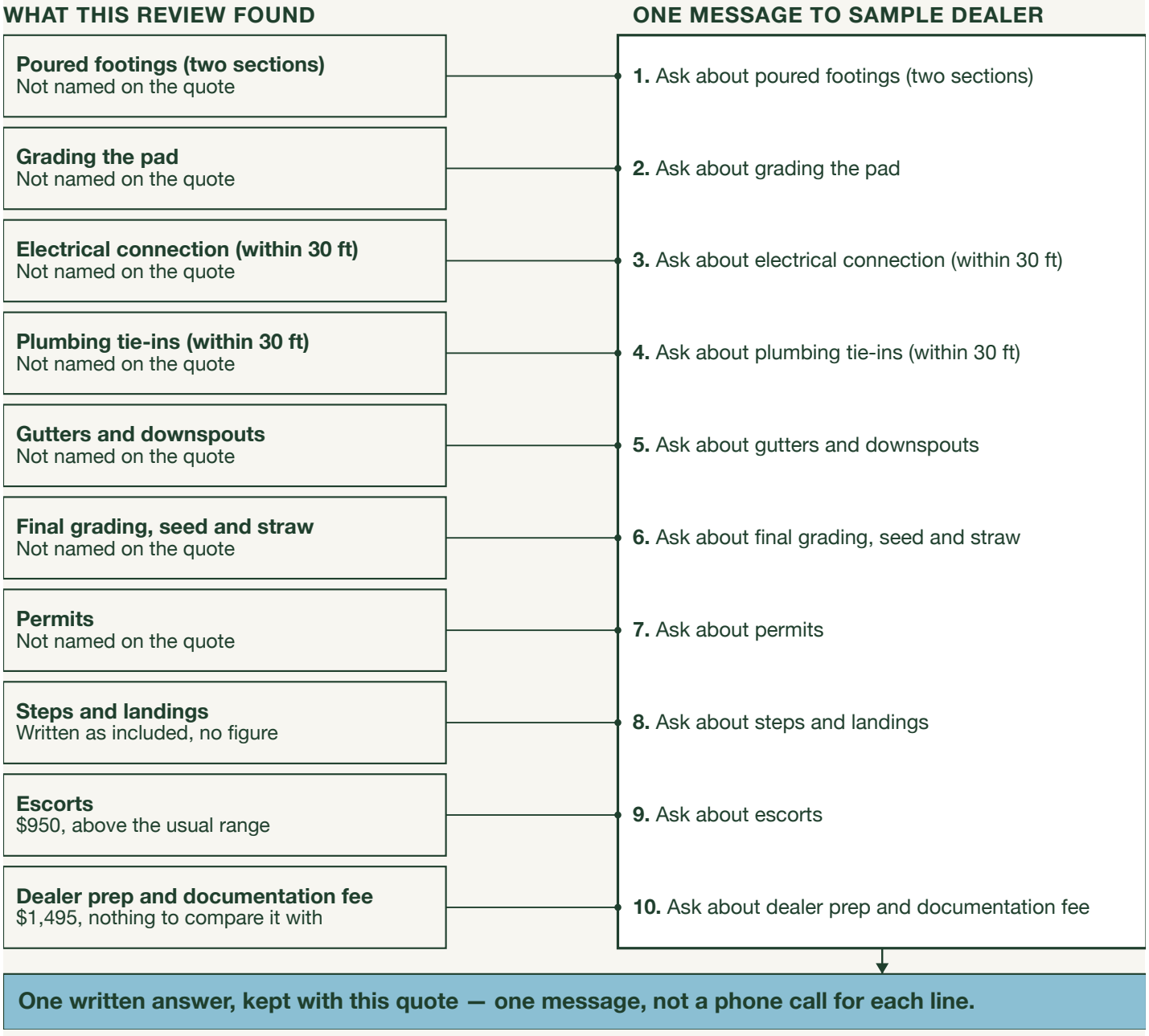


Figure 2. Each finding on the left becomes one numbered question in a single message to Sample Dealer — the same numbers, in the same order, on the next page. One written answer covering all of them is worth more than a phone call for each, because it stays attached to this version of the quote.

ONE WRITTEN REQUEST

Send the dealer one message, and keep the answer with the quote

Copy these into one message to Sample Dealer. They are the questions in the figure before this one, in the same order.

Hello — before I go further with this quote, could you answer these in writing?

1. Does this price include **poured footings (two sections)**? If not, who does it, and when?
2. Does this price include **grading the pad**? If not, who does it, and when?
3. Does this price include **electrical connection (within 30 ft)**? If not, who does it, and when?
4. Does this price include **plumbing tie-ins (within 30 ft)**? If not, who does it, and when?
5. Does this price include **gutters and downspouts**? If not, who does it, and when?
6. Does this price include **final grading, seed and straw**? If not, who does it, and when?
7. Does this price include **permits**? If not, who does it, and when?
8. What exactly is included for **steps and landings** — size, count and material?
9. What does the **escorts** figure of $950 cover?
10. What does **Dealer prep and documentation fee** ($1,495) pay for?
11. Please put the answers in writing, on or attached to this quote, with the quote's number and date.

Thank you.

If the dealer answers on the phone, write down what was said and send it back in one line — *"confirming what you told me today"* — and ask them to reply that it is right. A written answer is the only kind that stays with the quote.

This request asks what the quote covers. It does not ask anyone to judge whether the price is fair, and nothing in this review says that it is or is not.

WHEN THE ANSWERS COME BACK

What a written answer changes, and what it does not

Each answer settles the line it is about. It does not settle the others, and it does not turn this review into an opinion about the quote as a whole — that is not something we say about any quote, before the answers or after them.



Figure 3. One row per question, in the order they are asked. The row on the left is what your quote says today; the row on the right is what you hold once the dealer has answered in writing. An answer moves its own row and no other. The column on the right does not move at all.

Keep the written answers with this quote. If the dealer sends a revised quote instead, the revision replaces the line it changes — the other lines, and everything this review found about them, stand until they are answered too. You can send the same message again for anything still open.

WHAT TO DO NEXT

What to do next

You told us **you have a quote and have not signed**. That puts the next hands-on work here.

1 · Send the request for the work that comes next

Send a request to	For	When
Grading and Site Preparation www.mymanufacturedhomeguide.com/manufactured-home-contractors/grading-and-site-preparation/	the pad, the driveway approach, and where the water runs	It fits once the home's location, the septic path and the permits are settled, and before the foundation goes in.

Not listed, because your quote already carries them: transport (two sections), set-up and trim-out.

Every category page takes a request, and no account is needed. We introduce you to contractors who do mobile-home work in your area; you choose who to hire.

2 · What we can do next, if you want it

- **Project Roadmap, Cost and Next Steps** lays out the whole job — the order it happens in, what each part costs, and who to ask. *A quote covers the dealer's part of the job; this covers the rest of it before you sign.*
  www.mymanufacturedhomeguide.com/project-roadmap-cost-and-next-steps/
- **Project Consulting** is a working session on your own project and a written summary you keep — the decision in front of you, the options with what they cost, the next steps, and who to call. *If you want to talk the whole decision through once.*
  www.mymanufacturedhomeguide.com/project-consulting/

3 · Your county

North Carolina's county pages in our library, Randolph County's neighbours among them: **www.mymanufacturedhomeguide.com/county-code-library/north-carolina/**

Questions about anything in this review?
Reply to the message it came with, or reach us at www.mymanufacturedhomeguide.com. A person reads every one.

Reviewed by an experienced manufactured-home setup contractor and dealer.