

Project pack. **What we build, and what we commit to.**

Design-led modular cabins for resorts, holiday parks and nature stays — engineered as a repeatable system and delivered as inspected panel kits.

What we commit to

We publish a twenty-point checklist telling buyers what should exist in writing before signing. These are our own answers to it.

Payment follows evidence, not dates

01

On contract signature

Engineering release and material commitment begin.

02

Before dispatch

Released once the build has passed inspection against the written plan, with the inspection report and shipping documents issued to you.

03

On commissioning

A final stage is held until the building is set, connected and signed off on site.

What a figure covers

What the figure covers

Structure, enclosure, interior, services, furniture, packing and the document set are each named as included or excluded, so a single figure is never ambiguous.

What it excludes

A written exclusions list is issued with the quotation. It matches the responsibility split below — foundations, crane, utility connections, installation labour and local permits sit outside the supply.

Changes after design freeze

Variations are recorded on a written variation order stating what changes, the price effect and the effect on programme. Work proceeds once it is signed, not before.

Delivery term

The term is named in your contract, together with who pays duties and destination charges and the point at which risk passes to you. Terms where you clear import in your own country are the usual arrangement for export projects.

Who does what

Modular delivery splits a building between a factory and a site. Both teams plan better when that line is set out before anything is ordered.

RESPONSIBILITY MATRIX

SCOPE	HELD BY	WHAT IT COVERS
Engineering and drawings	AeroPodHomes	Model, panel drawings, structural checks, packing plan and the installation manual for your project.
Panel manufacture	AeroPodHomes	Panels assembled complete — framing, sheathing, bracing, services, insulation, linings and window frames.
Inspection before dispatch	AeroPodHomes, open to you	We inspect against the written plan and issue the report. You or an inspector you appoint may attend or inspect independently, at your cost.
Packing and export documents	AeroPodHomes	Crated in installation order with the loading plan and shipping documents.
Foundations and groundworks	Buyer	Setting out, raft and pedestals completed to the issued drawings before containers sail.
Crane and lifting on site	Buyer	Crane, rigging and the lifting operation itself.
Utility connections	Buyer	Bringing power, water and drainage to the prepared interfaces.
Installation labour	Buyer	The site team that follows the issued manual and records the hold points.
Permits and approvals	Buyer	Obtained locally; we supply the technical documents needed to support them.
Site readiness before dispatch	Buyer, confirmed in writing	Containers are released once you confirm in writing that foundations and access are ready, so nothing sits accruing charges at a port.

Warranty

COVER BY ELEMENT

ELEMENT	COVER	DETAIL
Structure	5 years	Light-steel frame, welds, bolted connections and load-bearing panels.
Weathertight envelope	2 years	Factory-fitted membranes, seals and flashings.
Factory-fitted components	2 years	Windows, doors, sanitaryware and electrical fittings.
Finishes	2 years	Factory-applied finishes, excluding normal wear and consumables.

Five years on the structure. Two years on everything else. No sliding scales and no conditions attached to the numbers themselves.

Claim handling, spare-part supply and the full terms are set out in your contract.

What you receive at handover

- Six-level bill of materials
- Structural calculation book
- Container loading plan
- Step-sequenced installation manual
- QC records and the hold-point register

What gets resolved before anything is cut

Commitments are only worth what the engineering behind them can carry. The figures below are the evidence — and they are a worked example, not your specification.

These are another project's numbers. They come from one residence in the Missouri lakeside programme, a light-steel scheme currently on site. Your building will have its own model, size, room count, container count and sequence. What carries across is the level the work is taken to: every project is resolved to a positioned model, a checked structure and a numbered sequence before anything is manufactured.

WORKED EXAMPLE · MISSOURI LAKESIDE RESIDENCES · ONE RESIDENCE

1,154 steel members positioned	1,426 connections resolved	9,947 structural checks run	19 openings set out
69 panels in the kit	2 × 40 HC containers to site	14 build phases	170 inspection hold points

Structural checks follow AISI S100-16. Destination compliance is confirmed for each project by the appointed engineers of record and the relevant authorities. The equivalent figures for your configuration are produced during project review, with the documents listed earlier in this pack.

Twenty checks before you sign

Take this into any quotation conversation — including ours. Whatever stays unticked is what tends to return as a change order or a delay on site.

Scope and quotation

- ☐ **Scope stated line by line**
Structure, enclosure, interior, services, furniture, packing and documents are each named as included or excluded, so you know exactly what a figure covers.
- ☐ **Written exclusions**
Everything outside the price is listed before order, so nothing is discovered on site.
- ☐ **Materials breakdown**
A materials list exists and can be walked through assembly by assembly against the quotation.
- ☐ **Change-order mechanism**
There is a defined way to price and record variations once the design is frozen.

Engineering evidence

- ☐ **Named code and edition**
The structural code and edition the design is verified against is named in writing.
- ☐ **Calculation records**
Member and connection checks exist as records — demand, capacity and utilisation, stated as numbers.
- ☐ **Engineer-of-record boundary**
Which approvals and sign-offs stay with your local engineers is stated plainly.
- ☐ **Pre-dispatch inspection**
You or your appointed inspector can check the build against a written inspection plan before it ships.

Transport and packing

- ☐ **Container count stated**
The number and type of containers is stated for your configuration, not estimated later.
- ☐ **Shippability tested**
The delivery format was chosen against transport limits — oversize cargo is a decision made early, not discovered late.
- ☐ **Loading plan**
A crate-level loading plan exists and is confirmed against actual weights before dispatch.
- ☐ **Unload order matches install**
Containers are packed so the first thing needed on site is the first thing out.

Site and installation

- ☐ **Written sequence**
A numbered installation sequence exists with crew sizes and durations — not a promise that one day with a crane covers it.
- ☐ **Inspection hold points**
Named gates require records before work continues, with clear authority to stop.
- ☐ **Responsibility matrix**
Foundations, access, crane, utilities and labour are assigned to a named party.
- ☐ **Site readiness before dispatch**
The site is confirmed ready before containers sail, so nothing waits at the port.

Commercial and compliance

☐ **Payment tied to milestones**

Each payment is released against a named milestone and its evidence, not against a calendar date.

☐ **Delivery term and risk transfer**

The delivery term is named, with duties, destination charges and the point where risk passes to you.

☐ **Approvals pathway**

Who obtains which permit, in what order, is written down before order.

☐ **Warranty, spares and handover**

The contract names warranty scope and duration, spare-part supply, and the drawings, test records and operating information delivered at completion.

Next step

Send the site brief and the project review returns model fit, delivery assumptions and the documents behind every figure in this pack.

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