



# A 10-Step Guide to a BuildWright Home



**BuildWright**  
MODULAR CONCRETE HOMES

A modern interior design featuring a multi-level ceiling with recessed lighting, a chandelier, and a bar area with orange stools. The space is bright and open, with large windows and a clean, minimalist aesthetic. The ceiling has several recessed rectangular sections with warm white LED lighting. A large, cylindrical chandelier hangs from the ceiling. In the background, there is a bar area with three orange bar stools and a counter. The walls are a mix of light and dark tones, and there are framed pictures on the wall. The floor is made of light-colored wood. The overall atmosphere is warm and inviting.

**Build Smart.  
Build Wright.**

## How to Build Your Dream, Energy Efficient, Modular Concrete Home

Acquiring a home that can be moved into just weeks after it first appears on site is some what different to the journey most home-builders face.

We hope this step-by-step guide will make a simple process even simpler!



# 10 Steps

**1**

Access,  
Access,Access.

**2**

Discuss,  
Review,  
Consider.

**3**

Design  
Options

**4**

Planning  
Approval

**5**

Mortgage  
Approval





**6**

**Order  
Confirmation**

**7**

**Approval to  
Manufacture**



**9**

**Installation &  
Commissioning**

**8**

**The Build  
Begins**

**10**

**Completion**

# step 1

## Access, Access, Access



There is no denying it, any house is a big house when you are trying to manoeuvre it via public roads – even when separated into various modular sections.

A good standard of access is essential and the first thing our team are likely to seek from a new enquiry is an Eircode/ Postcode or GPS co-ordinates.

With this information we can carry out a free desk study using online tools to assess the road network leading to your site.

To return best value to the customer, we like to transport maximum width and length modules to site.

This can mean widths of up to 4.3m on the back of an articulated lorry. That's the equivalent of two large jeeps side by side.

Overhanging obstructions, verging and turning circles also need to be taken into account.



Of course, for some applications and designs, reduced width modules are perfectly adequate but it's important to consider this early on in the process before making further plans.

On the day of delivery all necessary permits and personnel will be in place to assist in the safe transport of your new home to its end destination.



*A desk study using online tools can only give a certain indication of access to aid discussion. Should you decide to progress matters, a member of our installation team can carry out a physical site inspection and define any transport restrictions. The charge for this service is €250 and is fully refundable against a future order for a BuildWright home.*

## Discuss, Review, Consider

step  
2

The BuildWright offering is unique, the same can be said for the needs of each customer and project.

There are various means of establishing if BuildWright is the best option for you:



Reviewing BuildWright consumer literature, home options and price estimates



Scheduling a call or meeting with a member of our sales team



Confirm access parameters with a physical site inspection



Reviewing design options in more depth



Discussing everything with a suitably qualified architect  
*Architects are also welcome to partake in meetings and direct questions to our team*



Consider your budget and speak with mortgage provider

# step 3

## Design Options

BuildWright homes come in many different shapes and sizes. We can manufacture homes that are modern or traditional in theme and with generous or efficient room layouts. There are two paths you can take when finalising the design for your BuildWright home.

### Option A

### Pre-Designed Homes



BuildWright pre-designs will offer best value for money and we are continuously developing the range of homes available. Floorplans are optimised to deliver effective use of space for various living styles.

Customers still have the opportunity to make minor adjustments to the floorplans to better suit their needs and when it comes to selection of both internal and external finishes, you are provided with the same level of flexibility as any of our 'Bespoke' customers.

When you have chosen or developed your design, it is now time to personalise your choice, the specification and price. The possibilities are endless! Double-glazing or triple? LED lighting? Premium or budget options when it comes to the kitchen and bath ware?

## Design your own

## Option B



We understand that needs and requirements vary. Just like most building systems, a BuildWright home can be designed specifically to meet individual requirements

There are some simple design parameters to be considered before putting pen to paper and a member of our team can meet with your design team to explain further and explore the various options. A design consultation with a member of our team costs €250 which is refundable against a future order.

step  
4

## Planning Approval

Now that you are happy with your design and specification, it's time to seek planning approval. For either design option clients will require an architect or suitably qualified professional to guide them through this process. If you'd like a recommendation, a member of our team will be happy to make some suggestions for architects with experience of our system.

If you choose to seek approval with one of our pre-design options, we will charge a design fee for the relevant architectural drawings. Design fees typically range from €1,000 to €4,000 depending on the project size. This fee is fully refundable against a future order of a BuildWright home.



step  
5

## Mortgage Approval



If you are financing your build with a mortgage, lenders will generally seek proof of planning permission along with confirmation on the cost of build and value of home.

Before approaching the bank, customers may wish to re-visit the specification in more detail in case needs have changed. BuildWright will provide customers with a detailed specification and quotation with a schedule of payments to aid this process.

Not all lenders will have facilities in place to deal with modular construction so we recommend first speaking to a member of our sales team who can offer some guidance in respect of this.

## Order Confirmation

step  
6

With planning permission and finances now in place, it's time to confirm the order and secure your production slot.

A sales contract will be signed by all parties and a 5% deposit required to secure your production slot and allow our team to progress detailed production drawings and finalise the specification and material required to begin manufacture.

Depending on the size of your project, the contract sum will be separated into various staged payments that will be required as the build takes shape. Below is a typical payment plan for a larger sized home.

Project Stage	Payment
Order Confirmation & Booking of Production Slot	5%
Prior to Manufacture Start Date	20%
During Manufacture	25%
During Manufacture	25%
Prior to Delivery & Installation	20%
Closing Date (28 Days after Completion)	5%



step  
7

## Approval to Manufacture

Depending on the project size, the Approval to Manufacture (ATM) process normally takes place over the course of 4 weeks. Here the BuildWright team will work closely with the client and their design team, making it a simple process to finalise and agree the various details and finishes required in time to begin manufacture at the agreed date.



Depending on the size and contents of your home, the manufacturing process can take as little as 4 weeks to complete. Our skilled assembly team first manufacture and prepare the outer concrete shell of each module with the various openings and service ducts required.



From here our staff begin first fixing the numerous services before moving onto second fix. Staged payments will have been agreed in line with the value of works completed throughout the course of manufacture.

Whilst all this is taking place, the client and their groundworks contractor can be progressing with the site, installing foundations, services and ensuring suitable access and provisions for the installation.



BuildWright provide details for the various load and service requirements and remain on hand to deal with any queries throughout this process.

A final site inspection will take place no later than 3 weeks prior to the agreed installation date.

# step 9

## Installation & Commissioning



Now that the modules are finished and the site is prepared, things really start to speed up! Our installation team will arrive on site early that morning, set up the crane and begin lifting the units into place. Finishing up the junction details internally and externally as well as connection of services will typically begin on day 2.

The only aspect of the install which can be influenced by weather is the rendering/plastering the exterior of your home – however this does not prevent the furnishing or occupying of your home as protection from the weather is already provided.

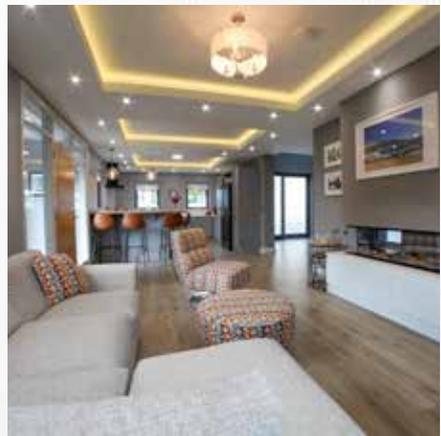


Depending on the project, installations will generally take anything from 3 days to 4 weeks – this will have been clarified earlier in the sales process.



After completing the install, our Project Manager will again visit your home to complete a snag list should there be any minor details which need corrected. Here they will agree a speedy timeframe for any remedial measures and work towards the closing date of your project. At this stage all certificates and manuals are handed over and the final staged payment is received.

Now all that's left to do is for you to enjoy your warm, comfortable and robust BuildWright home.



# BUILD SMART. BUILD WRIGHT.

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