

Modular Homes from China for B2B Projects

For investors, developers, EPC contractors, mining operators, utility companies, hospitality groups, and regional distributors, modular homes are no longer a temporary solution. They are an engineered construction system with predictable lead time, controlled factory quality, reduced wet works on site, and scalable deployment across difficult climates and remote geographies. Through [Metal-Asia.pw](https://www.metal-asia.com), customers can procure modular residential units as a complete supply package with technical coordination, engineering review, controlled production, export preparation, and delivery support.

A modular home project must begin with a **Technical Specification (TS)**. Every request starts from the TS, not from a generic price inquiry. The TS should define building purpose, target country, climatic zone, design loads, dimensions, number of modules, thermal envelope, façade finish, roof system, utility interfaces, interior fit-out level, electrical standard, plumbing scope, fire safety requirement, transportation constraints, and assembly conditions. If the buyer does not yet have a finished specification, our team can structure the request through the [engineering audit service](#) and convert the business need into a procurement-ready technical package.

From the engineering standpoint, a modular home is a steel-framed volumetric or panelized system designed for repeated manufacturing accuracy. The principal structure normally includes hot-rolled or cold-formed steel members, anti-corrosion treatment, insulated sandwich wall systems, floor cassettes, roof assemblies, and pre-installed service routes. Depending on the project class, the package may include mineral wool or PIR insulation, vapor control layers, moisture barriers, interior wall panels, reinforced floor zones, aluminum or PVC glazing, entrance blocks, sanitary units, HVAC interfaces, and smart control options. For reference within the wider category, buyers can review our [modular buildings section](#) and the [turnkey modular homes catalog](#).

One of the main procurement pain points is mismatch between brochure promises and real technical content. A buyer may receive an attractive quotation, but later discover that the steel section is downgraded, insulation density is lower than specified, wiring is incomplete, plumbing routing is unsuitable for local connection points, or documentation is insufficient for import and installation. Our commercial proposal model is built to eliminate these risks. We verify bill of materials, configuration logic, structural assumptions, utility scope, and declared completion level before the order moves into production. When required, quality control can be reinforced through the [quality control and NDT framework](#).

A standard modular homes package can be configured from shell-only execution up to full turnkey interior completion. The technical supply may include the structural module, external wall system, roof insulation, windows, doors, internal partitions, decorative finishes, lighting, switchgear, sockets, cable runs, sanitary ware, drainage points, water lines, domestic hot water arrangements, split-system provisions, staircases, terraces, transport frames, installation drawings, and assembly instructions. Buyers exploring ready-made solutions can compare specification logic with the [modular homes from China offer](#) and [turnkey house solutions](#).

Order Instruction: every project begins with the TS

To process a request correctly, the customer should submit:

- project TS or employer's requirements;

- general layout or preliminary drawings;
- target destination and delivery basis;
- required quantity and phasing;
- climatic and regulatory requirements;
- preferred finish class;
- utility connection concept;
- deadline and installation logic.

If the customer has only concept sketches or an architectural idea, we can develop a supply-oriented solution and align it with factory execution. This is especially important for export projects where transportation width, stacking logic, lifting points, and on-site crane strategy directly affect the module design. Our [B2B supply services](#) help structure the full procurement route from specification to shipment.

Detailed technical scope

A technically correct proposal for modular homes should define:

- structural frame grade, section thickness, welding class, and corrosion protection;
- floor load capacity and localized reinforcement zones;
- wall and roof thermal transmittance targets;
- fire reaction class of internal and external materials;
- glazing type and hardware performance;
- electrical voltage, frequency, breaker logic, cable specification, grounding strategy, and lighting layout;
- sanitary fixture list, pipe materials, slope arrangement, drain strategy, and freeze protection where required;
- HVAC philosophy, ventilation rates, and condensate handling;
- transport dimensions, lifting points, assembly sequence, and site interface requirements;
- document package including GA drawings, wiring diagrams, plumbing layouts, packing list, and maintenance manuals.

Detailed packing list

For export modular homes, the packing list must be treated as an engineering control document, not a warehouse formality. A proper packing list typically includes:

- module or subassembly number;
- external dimensions and gross/net weight;
- steel frame count and identification marks;
- wall, roof, and floor panel bundles;
- doors, windows, and glazing protection kits;
- electrical cabinets, lighting sets, socket assemblies, and cable packages;
- sanitary fixtures, valves, flexible connectors, and sealed accessory cartons;
- fastening kits, anchor sets, splice plates, sealing tapes, and waterproof mastics;
- ladders, stairs, railings, canopies, and exterior accessory packages;
- installation drawings, marking diagrams, and shipment labels;
- moisture protection, corner protection, shrink wrapping, and export pallet/crate identification.

Solving the common headaches of ordering and delivery

Typical buyer problems include unclear completion boundaries, hidden exclusions, weak packaging, no spare parts logic, no traceability by module number, customs issues, and site installation delays caused by missing hardware. We address these through pre-order technical clarification, supply matrix control, packing verification, marking supervision, and coordinated export preparation through our [foreign trade and logistics support](#). The objective is simple: the customer should receive a modular homes package that is installable, documented, and commercially predictable.

Custom design and equipment by client drawings

We can manufacture modular homes according to the customer's drawings, design brief, or project concept, including customized façade solutions, interior zoning, integrated sanitary rooms, office-residential combinations, terrace systems, insulated floor upgrades, high-wind adaptations, and transport-optimized split configurations. Where necessary, we can also complete the package with furniture, utility modules, switchboards, water heaters, lighting, HVAC equipment, and site accessories. For commercial coordination, technical review, and quotation routing, contact the [Metal-Asia.pw team](#).

This proposal is intended for customers who require not only a building supplier, but a technically disciplined export partner able to convert a TS into a complete modular delivery package with production logic, documentation discipline, and scalable execution.