

2014 eco mobile  
homes ltd  
specification  
catalogue





## **Eco Mobile Homes Ltd**

Welcome to Eco Mobile Homes Ltd, leading manufacturers of luxury mobile homes and static caravans. Based in the UK, we're among the highest specification manufacturers in the industry, with the quality of each build surpassing building regulations for conventional housing. We're specialists in assembling large mobile homes on-site, where access is restricted.

We predominantly make the larger type of twin-unit mobile homes and residential static caravans. The majority of our builds are maximum dimension, 3-4 bedroom, 65 x 22ft units that are designed for modern residential standards and hard to access sites.

Our service is focused on building bespoke lodges for the general public. Each home is different and designed to the owner's unique requirements and budget. We rarely produce the kind of caravan seen on holiday parks that can be designed for a shorter life span. Our clients are mostly private homeowners who require a residential quality mobile home to site in a garden for a relative to use on a permanent basis, an instance that will often not require planning permission.

### **Key Points**

- **Our standard specification offers the same wall thickness and insulation values as a conventional new build house. Suitable for year round occupation. 200 mm insulated walls, roof and floor.**
- **Built to conform to both the Caravans Act and Building Regulation Standards for conventional homes.**
- **Bespoke design with unique floor plan, exterior and interior styling. Massive selection of finishes, kitchens and bathrooms - whatever the client wants.**
- **Low-profile timber chassis with countersunk wheels for a better appearance. Substantial 220 mm floor timbers give superior rigidity underfoot. Ply Floor boarding.**
- **Proper 12 mm internal plasterboard wall finish, painted. Real wood flooring, 100% wool carpets and real marble tiles, all as standard. Solid, clean, modern interiors - just like a normal house.**
- **Specialists in on-site assembly, for hard to access sites or delivered fully finished.**
- **These twin size mobile homes look and feel just like normal new build homes both inside and out.**



## What Next – Pre-Planning

We encourage your endeavor to site a mobile home in your garden or on farmland. We offer a professional consultation service for new inquiries at a flat rate of £750 Inc. VAT.

### **Basic Service:**

#### **Site visit:**

The process starts with a site visit to your property to discuss your situation and options. We assess your access, site location, services, planning options, budgets and the style and layout of your preferred home.

#### **Design:**

We provide a bespoke floor plan and elevation drawing. Working with our architects you can make as many alterations to the design as needed. This drawing is suitable for planning and LDC applications. You own this design and can use it to obtain other quotations. You'll find our pricing policy is the best value for money in the industry.

#### **Viewings:**

We arrange a viewing of at least one, preferably two, finished mobile homes that are local to you and are similar in specification. We find these viewings always ignite your imagination and provide ideas you may not have thought possible.

#### **Quotation:**

With your floor plan designed we provide a detailed price and specification for your project.

## What Next – Post-Planning

If you already have Planning Permission or a Lawful Development Certificate, we thank you for considering Eco Mobile Homes Ltd as the manufacturer of your luxury residential lodge. The next stages are:

#### **Quotation:**

Please email your postal address to receive our quotation questionnaire. Also begin to consider your floor plan.

#### **Viewings:**

After receiving an estimated price and planning appraisal we encourage viewing at least one finished home in your local area.

#### **Site Visit:**

If you're suitably impressed with the quality and service we offer and the quotation is within your budget, we'll be most happy to visit your site and discuss the project and procedures in greater detail.



## 2014 Prices

- We're specialist manufacturers of the larger twin-unit mobile homes and subsequently our minimum order requirement is £90,000. This represents a 40 x 22 ft 2-3 bedroom lodge, fully finished to a basic specification.
- All the prices quoted include full delivery and construction of the home, fitted kitchens and bathrooms, but do not include furniture or groundwork.
- Each home is individually designed from a wide selection of finishes and therefore uniquely priced.
- Our average price range is between £110,000 - £160,000.
- Full size 65 x 22 ft (20 x 6.8 m) mobile homes start from £120,000 fully finished and delivered. A luxury specification model will average £150-160,000 finished to the highest standard in the industry.
- Single unit static caravans can be 14 ft wide and 65 ft long. Our bespoke service doesn't make us price competitive for smaller static caravans. However, if your requirement is for a larger home we'd be happy to receive your enquiry.
- Prices exclude ground works and services but include all other costs, delivery etc.
- Prices are zero VAT rated (no VAT to pay).



## Nationwide Delivery

For factory finished mobile homes or units assembled on-site, we deliver nationwide but do not ship internationally.

## Bespoke Design

Each mobile home is designed uniquely to the client's requirements and budget. Most designs are an alteration or combination of floorplans from our existing range and finished from a choice of materials and options from our standard specification catalogue. However, we are not limited to this, practically any design and finish is possible.

## Pre-Assembled or Assembled On-site?

We can build each mobile home in our factory and deliver it in sections. This will require access for a HGV trailer and a large crane. For hard-to-access sites we can assemble the mobile home on-site from smaller pre-fabricated panels.

## Construction Time

For both factory and on-site builds the construction period is usually 8-14 weeks.

## Price

We can specify a finish to suit your budget. Because each unit is different it is hard to give general costs based on size. A 40 x 20 ft lodge may cost the same as a 60 x 20 ft because it has expensive windows and roof tiles. Normally a 2-3 bedroom lodge can be fully constructed and finished from £100,000. Full size 65 x 22 ft mobile homes start from £130,000 with a high specification model averaging £150,000. No other costs except groundworks and services.

## 100 year+ Lifespan

Unlike commercial mobile homes, which can be designed for a shorter lifespan, our residential homes, that are built to conform to Building Regulations, will last a lifetime. After many years it's possible to replace or renew the cladding and windows, kitchen etc. The integrity of the overall structure will not deteriorate like some commercial units. Internally walls can be re-painted, just like a normal house.



## Planning Service

We offer a complete start to finish planning service. From Lawful Development Certificate applications for mobile homes in gardens, planning applications for mobiles on green field sites and also PPS7 applications for agricultural workers' dwellings, equestrian units and smallholdings.

## Self-Builds

We do offer a service that allows the self-builder to finish the internal fitting of the build. We always deliver and erect the frame, cladding, windows and roof. The floor is pre-insulated and ready to take carpet. The structure is wind and water tight and externally finished. All the internal walls are fitted but 'open-panel'. The self-builder completes all 1<sup>st</sup> and 2<sup>nd</sup> fix plumbing and electrics, insulation and wall finish, internal carpentry.

## Legal Report

Each mobile home comes with a full 80+ page engineering report with individual calculations; explaining how and why the mobile home conforms to the definition of a 'caravan'. We will often submit this to the Planning Authorities with the planning application pack prior to delivery.

## Payments

Payments are usually made in 5-10 part payments during the progression of the build. We have a pay-as-you-go policy. Unfortunately we cannot offer finance at this time.

## Groundworks

We can complete the entire groundwork and service connection operation if requested. Otherwise clients are provided with a groundwork setting out diagram for your local firm to complete.

## Viewings

Viewing a finished home is part of our consultation service. We encourage all serious customers to view at least one of our finished lodges. We rely on the kind hospitality of previous clients allowing viewings around their homes. This allows us to offer a larger range of homes to view but unfortunately means we have to limit viewings. If you are in the early stages of investigation then we recommend you proceed with our professional consultation service, where you will receive a bespoke floor plan, price, viewing and site visit.



# Specification

## Eco Mobile Homes Ltd Twin-Unit Mobile Home Specification

### General Scope of Works – Standard Service

Scope of Works – Design and Engineering	
Design and Engineering - Floor plan and sectional drawing	STANDARD
Ground-works - Setting-out Diagram	STANDARD
Caravan Report and Engineering – 60 page document will full methodologies	STANDARD
SAP Calculations	OPTION
Full Building Regulation Details	OPTION
Building Regulation Management – if required	OPTION

Scope of Works - External Works	
Site Clearance	OPTION
Foundations	OPTION
Perimeter breeze-block wall 2-course (for mobile homes)	OPTION
Service Trenches	OPTION
Soak-away and Drainage	OPTION
Decking / Paving	OPTION



Scope of Works – Service Connections	
Water, Electric, Gas, Waste – Local service connection only	STANDARD

Scope of Works - Structural	
Timber Frame Building Manufacture	STANDARD
Trucking	STANDARD
Construction	STANDARD
Supply and Fit External Windows and Doors	STANDARD
External Wall Finish	STANDARD
Roof Finish + Rainwater goods	STANDARD
Supply and Fit External Soffit and Fascia	STANDARD


Scope of Works - Internal	
1 <sup>st</sup> Fix Plumbing	STANDARD
2 <sup>nd</sup> Fix Plumbing	STANDARD
1 <sup>st</sup> Fix Electrics	STANDARD
2 <sup>nd</sup> Fix Electrics	STANDARD
Supply and Fit Insulation	STANDARD
Supply and Fit Internal Lining	STANDARD
Decorating	STANDARD
Supply and Fit Internal Carpentry + Kitchen	STANDARD
Supply and Fit Floor Finish	STANDARD



## Design and Engineering

Design	
Design Consultation. Creation of Unique Floor plan and Elevation Drawings.	STANDARD
	Bespoke design, individual floor plan, window layout, balconies, entrance features, roof details, all specifically designed to your requirements.
Groundwork setting out diagram. Indicating service and drain locations.	STANDARD
Site Location Map	OPTION
Legal Report and Engineering	
Caravan Report and Engineering – 60 page document will full methodologies	STANDARD
	Full engineering report with our building and construction methodology and three sets of individual engineering calculations explaining how and why each mobile home conforms to the 'Caravans Act'. This can be given to the Planning Authorities as evidence of how the structure is legal.
Building Regulation Management (if required)	OPTION
Building regulations are not required for mobile homes and caravans but in some situations, especially agricultural workers dwellings, they will be required if the mobile homes is later to be classed as a standard residential dwelling and subsequently can be mortgaged.	
SAP Calculations and Air Pressure Test	OPTION
Full Building Regulation Documentation	OPTION
Building Regulation Management – if required	OPTION

## Frame Materials

Frame Materials	
	<b>STANDARD</b>  Structures are timber-frame-buildings made in our U.K factory to Building Regulations. We use the same materials, wall thickness and construction methods used to build normal residential houses that conform to Building Regulations.
9mm OSB (orientated strand board) external sheathing	STANDARD
Structural timber to be Scandinavian softwood from sustainable sources	STANDARD
Timber treated with preservative in accordance with BS 5268	STANDARD
All Structural timber and wood based products will be FSC/PEFC certified	STANDARD
<b>External Wall Panels</b>	
538 x 140mm Timber Studs and 600mm max centres (200mm when finished)	STANDARD
9mm OSB (orientated strand board) external sheathing	STANDARD
External Breather membrane to BS4016 1966	STANDARD
<b>Internal Wall Panels</b>	
38 x 89mm Timber Studs and 600mm max centres	STANDARD
Plasterboard and Service Noggins	STANDARD
Mobile Home Central Dividing Walls No. 2 x 38x50mm studs	STANDARD
<b>Chassis and Floor</b>	
<b>NORMAL DOMESTIC LOADING</b>	STANDARD
Timber Lifting Chassis Ring Beam to each half of the structure:	STANDARD
45 x 195mm Floor Joists at 600mm centres	STANDARD
9mm Chipboard (OSB) Boarding to underside of flooring cassettes	STANDARD
22mm Chipboard (OSB) Topside Floor boarding	STANDARD
22mm Ply (WBP) Topside Floor boarding	UPGRADE
Steel Chassis, Wheels, Trailer Coupling	OPTIONAL
<b>Structural Roof Components</b>	
Glulam Timber Ridge Beam (exposed) in 2x Halves bolted to allow separation. Size determined by engineer.	STANDARD
11mm OSB Roof Deck – Sarking Board	STANDARD
Breather Roofing Felt to topside	STANDARD

## Roof Types

Structural Roof Construction	
<p>Gable Pitched Roof</p> 	<p><b>STANDARD</b></p> <p>Classic Gable Pitch Roof is standard for the majority of our builds.</p>
<p>Mono-Pitch Roof</p> 	<p><b>OPTION</b></p> <p>The mono-pitch roof has a single angled slope from front to back. A consideration for modern or studio designs.</p>
<p>Flat Roof</p> 	<p><b>OPTION</b></p> <p>Flat-roof designs give a contemporary style and can incorporate a number of features, including roof terraces and pods.</p>




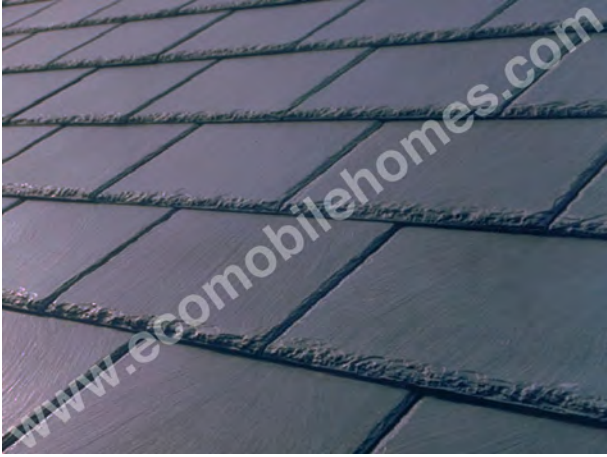

## External Structural Features

External Structural Features	
<p>Entrance Roof Gable</p> 	<p><b>STANDARD</b></p> <p>These attractive design features are often fitted above entrances.</p>
<p>Recessed Entrances</p> 	<p><b>OPTION</b></p> <p>Recessing a door or entrance backwards into the building is a great way of creating a design feature and practical method of integrating decking and shelter above an entrance. Internally that adds character to a room or can be used to create boxed storage space to either side of the recess.</p>
<p>Integrated Verandas</p> 	<p><b>OPTION</b></p> <p>Integrated Verandas offer a superb feature to any design. Available as full width at the end of a build, or integrated along the sides of the build in half width. Corner verandas can often make a useful entrance feature for busy households.</p>

## Ceilings

Internal Ceiling	
<p data-bbox="225 383 312 405">Vaulted</p> 	<p data-bbox="1182 383 1318 405">STANDARD</p> <p data-bbox="1134 443 1369 734">Vaulted ceilings are our standard and recommended construction. With a vaulted roof the ceiling is angled like a triangle following the roofline. This gives a spacious feel and also enables the use of skylights.</p>
<p data-bbox="225 1111 360 1133">Flat Ceilings</p> 	<p data-bbox="1206 1111 1294 1133">OPTION</p> <p data-bbox="1134 1171 1369 1462">Flat ceilings are more traditional. This can create a loft area for storage but not sizeable for accommodation. Individual rooms can have flat ceilings whilst maintaining the vault design in other areas.</p>
<p data-bbox="225 1832 759 1854">Flat Ceilings in Bedrooms, Vaulted in Living Area</p>	<p data-bbox="1206 1832 1294 1854">OPTION</p>

## Roof Finishes

Roof Finish	
<p data-bbox="225 383 973 409">Metrotile Stone Coated Lightweight Steel Tiles – Selection of colors</p> 	<p data-bbox="1182 383 1321 409"><b>STANDARD</b></p> <p data-bbox="1134 443 1374 763">Metrotile is a thin rolled steel sheet with shingle style coating. It's an excellent hardwearing product, practical, economical and sustainable. Metrotile is virtually indistinguishable from traditional roofing materials.</p>
<p data-bbox="225 938 555 965">Cambrian Welsh Slate – Black</p> 	<p data-bbox="1182 938 1321 965"><b>OPTIONAL</b></p> <p data-bbox="1134 994 1374 1200">Cambrian Slates is an interlocking tile that embodies the beauty and character of natural slate. Made in Wales from over 60% recycled Welsh slate.</p>
<p data-bbox="225 1491 472 1518">Clay Tiles – Terracotta</p> 	<p data-bbox="1182 1491 1321 1518"><b>OPTIONAL</b></p> <p data-bbox="1134 1547 1374 1783">Manufactured from natural alluvial clay, using the latest ceramic technology, the 20/20 is a high performance interlocking clay tile available in a choice of colours.</p>
<p data-bbox="225 2045 523 2072">Cedar Timber Shingle Tiles</p>	<p data-bbox="1182 2045 1321 2072"><b>OPTIONAL</b></p>
<p data-bbox="225 2078 368 2105">Rubber Roof</p>	<p data-bbox="1182 2078 1321 2105"><b>OPTIONAL</b></p>



## External Finish – Timber Cladding

External Cladding	
<p>Timber – Cedar (unfinished) T&amp;G 125x19mm</p> 	<p><b>STANDARD</b></p> <p>Western red cedar cladding is the most popular choice for untreated cladding because of its excellent durability, stability and appearance.</p>
<p>Timber –Horizontal Shiplap Softwood (stained) with feature Oak</p> 	<p><b>OPTION</b></p> <p>Top quality Scandinavian Timber for a rustic appearance.</p>
<p>Timber – Thermo-Wood treated softwood T&amp;G 125x22mm</p> 	<p><b>OPTION</b></p> <p>ThermoWood is thermally modified wood using steam and heat. This process has a permanent effect on the wood's properties providing excellent durability, dimensional stability and ensures that the product keeps its appearance for a long time.</p>



## External Finish – Render and Renderboard

External Cladding	
<p>Cement Fibre Weatherboard (wood effect) in choice of colours</p> 	<p><b>STANDARD</b></p> <p>Fibre cement cladding requires very little maintenance and can be easily repainted. Available in a selection of colours. In appearance it consists of overlapping horizontal boards, imitating wooden cladding.</p>
<p>Renderboard with render skim in choice of textures and colour</p> 	<p><b>OPTION</b></p> <p>Renderboard with an additional hand applied render skim gives a clean crisp exterior and can be painted in a number of colours. This is NOT the stippled render type paint that is applied to cheaper commercial home homes. Renderboard is significantly longer lasting and more durable.</p>
<p>Mix of Weatherboard and Render-board</p> 	<p><b>OPTION</b></p> <p>Why just choose one external finish when a section can be used to different effect? Often using a different external finish can add feature to an entrance or sundeck.</p>

## Soffit and Fascia

<b>Soffit and Fascia -</b> <b>This is the finished surface below the roof and end of rafters (behind gutter)</b>	
<p>Ply Soffit and fascia, painted or stained</p> 	<p><b>OPTION</b></p> <p>We can fit the soffit and fascia in Ply board timber and paint any colour. This is sometimes preferred if you want the colour to exactly match the wooden windows.</p>
<p>Timber Clad to match external cladding</p> 	<p><b>OPTION</b></p> <p>If the finish to exterior walls is timber cladding then it's preferable to finish the soffit and fascia in the same material.</p>
<p>UPVC Plastic in White, Grey or choice of 6 colours</p> 	<p><b>OPTION</b></p> <p>UPVC is durable, low maintenance and available in white, black, wood effect, brown, cream and grey.</p>
<p>Powder-coated Aluminum in choice of colours</p>	<p><b>OPTION</b></p>

## Rainwater Goods

Rainwater goods	
<p>Galvanized Steel</p> 	<p><b>OPTION</b></p> <p>Galvanized steel gutters work well with timber and cedar cladding. A mid range option.</p>
<p>UPVC Plastic in White or Black</p> 	<p><b>STANDARD</b></p> <p>UPVC gutter in black or white is our standard selection.</p>
<p>Powder-coated Aluminum in choice of colour and profile</p> 	<p><b>OPTION</b></p> <p>Aluminum soffit and fascia can be custom made in a variety of profiles and powder coated in any colour. A high specification designer option.</p>
<p>Hidden Guttering</p>	<p><b>OPTION</b></p>



## Windows – UPVC

External Windows and Doors (Double-Glazed)	
<p>UPVC in White</p> 	<p><b>OPTION</b></p> <p>Our standard window.</p>
<p>UPVC in Wood-grain Effect</p> 	<p><b>OPTION</b></p> <p>Works well with timber cladding without having to pay the price of timber windows.</p>
<p>UPVC in Grey (or black) External with White Internal</p> 	<p><b>OPTION</b></p> <p>These windows are grey on the outside, which work well with timber cladding, and white on the inside.</p>

## Windows




External Windows and Doors (Double-Glazed)	
<p>Timber – Painted in any Colour</p> 	<p><b>OPTION</b></p> <p>Timber windows are factory painted in any colour.</p>
<p>Aluminium Clad External Finish, Softwood frame and internal finish</p>  	<p><b>OPTION</b></p> <p>These are our top specification window and door. They are timber window frames externally clad with a powder coated aluminium fascia. A quality choice.</p>
Oak Frame	<b>OPTION</b>
Redwood Frame	<b>OPTION</b>

## Window Styles

Window Styles	
<p>Casement Windows Side Hung</p> 	<p><b>OPTION</b></p> <p>These are the classic style of window, hinged on the side. Opening inside or out. Any size or shape.</p>
<p>Bar Windows. Georgian Bar, Cottage Bar, Half Bar.</p> 	<p><b>Georgian bar</b></p> <p>Available in UPVC or Timber these are bars that divide the window into sections.</p>
<p>Sash Windows</p> 	<p><b>OPTION</b></p> <p>Sash windows slide vertically.</p>



## Entrance Doors



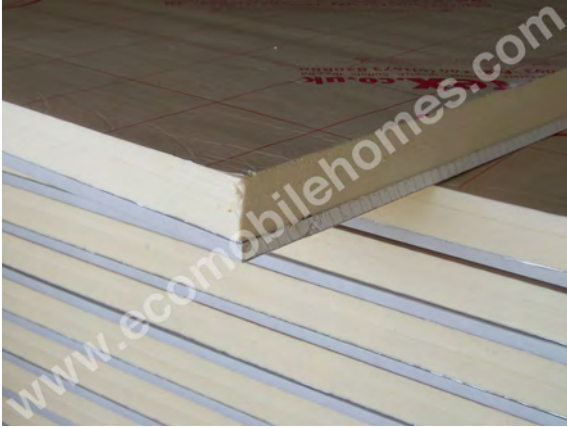
Entrance Doors	
<p data-bbox="225 383 373 405">French Doors</p> 	<p data-bbox="1203 383 1299 405">OPTION</p> <p data-bbox="1145 443 1362 589">French doors are fully glazed from top to bottom. Both doors open fully offering a large opening.</p>
<p data-bbox="225 938 373 960">Sliding Doors</p> 	<p data-bbox="1203 938 1299 960">OPTION</p> <p data-bbox="1137 999 1367 1144">Rather than turning on hinges, one door slides across the other. Choice for larger openings.</p>
<p data-bbox="225 1491 379 1514">Folding Doors</p> 	<p data-bbox="1203 1491 1299 1514">OPTION</p> <p data-bbox="1137 1552 1367 1720">A door with hinged or pleated sections that fold together when the door is opened. An expensive but attractive option.</p>






## Roof Lights

Roof Lights	
<p data-bbox="225 383 411 409">Velux Roof lights</p> 	<p data-bbox="1206 383 1297 409"><b>OPTION</b></p> <p data-bbox="1134 443 1369 589">These roof lights can be used in vaulted ceiling mobile homes. Fitted individually or as multiples.</p>
<p data-bbox="225 1111 341 1137">Sun Tubes</p> 	<p data-bbox="1206 1111 1297 1137"><b>OPTION</b></p> <p data-bbox="1134 1167 1369 1368">Suntubes are excellent in long hallways and bathrooms. With reflective tubing they allow a surprising amount of light into shadowed rooms.</p>




## Insulation

Insulation	
Roof – 150mm	STANDARD
Floor – 200mm	STANDARD
External Walls – 150mm	STANDARD
Internal Walls – 100mm	STANDARD
Secondary 'Warm-Roof' 100mm rigid phenolic Insulation below roof tiles	OPTION
Glass-wool Insulation (batts)	STANDARD
	<p>Glass-wool fibreglass insulation is our standard insulation and entirely suitable for year round occupation.</p> <p>Unlike the rolls of insulation that you may have seen, we use insulation 'batts' that are a better quality.</p>
Kingspan / Celotex (or similar) rigid phenolic Insulation	OPTION
	<p>This is a foamboard insulation that gives better insulation quality than glasswool. We often use a mixture of foam board for external walls and glasswool for internal walls.</p>
Solid Foam Back Insulation Plasterboard - 45mm insulated board	OPTION
	<p>This is plasterboard bonded to a foam insulation to increase the buildings U-Value. This has the added benefits of sound proofing and is sometimes also fitted to bedroom partition walls for better acoustics.</p>

## Central Heating System – Electric

Central Heating - Electric	
<p>Electric Immersion System with tank</p> 	<p><b>OPTION</b></p> <p>We can supply fully electrical heating systems. Water is heated and stored in a Immersion cylinder.</p>
<p>Electric Radiators with individual thermostats – white</p> 	<p><b>OPTION</b></p> <p>Electric radiators are surprisingly efficient with individual thermostats and timer controls. Available in traditional or contemporary styles.</p>
<p>Electric Under floor Heating mats to designated zones.</p> 	<p><b>OPTION</b></p> <p>Electric underfloor heating mats are often used under tiled floors but not recommended for an entire build.</p>

## Central Heating System – Combination Boiler for Oil or Gas


Central Heating – Combination Boiler	
Combination Boiler (top brand name) 	<b>OPTION</b>  A combination boiler is our standard and preferred heating system. It supplies continuous hot water for taps and radiators and runs on oil or gas, bottled or mains supplied. We use only top brand names and quality systems with long warranties.
Radiators (water filled) – standard white 	<b>OPTION</b>  Standard white radiators are fitted as per the engineer's requirements.
Designer Radiators from Hundreds of Styles 	<b>OPTION</b>  A wide selection of modern, vertical or ceiling hung radiators are available.



## Internal Wall Lining

Internal Lining and Wall Finish	
<p>12mm Plasterboard + Plaster Skim + Decoration</p> 	<p><b>STANDARD</b></p> <p>Our standard internal wall finish is exactly that which would be found on a conventional residential house.</p> <p>Walls are boarded with moisture resistant plasterboard, wet plaster skimmed and then decorated, just like a normal house.</p>
<p>12mm MDF + Decoration</p> 	<p><b>OPTION</b></p> <p>12 MDF board with an attractive 'V' Channel design is the option for hardwearing use, ideal in holiday homes.</p>
<p>Wallpapered</p>	<p><b>OPTION</b></p>

## Electrics

Electrics	
1 <sup>st</sup> Fix Electrics	STANDARD
	<p>We complete both 1<sup>st</sup> fix, which is all the wiring and 2<sup>nd</sup> fix which is the switches and sockets, lights and other items you see.</p> <p>There is a wide selection of styles from standard white to flush fitting chrome. The quantities of switches, sockets and lights is normally contracted as a numbered allowance, for example 40 spot lights, we can then locate these when the frame is constructed, then you can actually walk around each room and determine suitable locations.</p>
2 <sup>nd</sup> Fix Electrics	STANDARD
Supply and connect 17th edition consumer unit to current regulations	STANDARD
Switches and Sockets - standard white	OPTION
Switches and Sockets - white or chrome – low profile, dimmer	OPTION
Twin/Single Sockets	*NUMBER
Light Switches	*NUMBER
Spotlights – Standard Fixed	*NUMBER
Spotlights – Adjustable, LED	*NUMBER
Pendant Lights	*NUMBER
External Lights, inc Switches	*NUMBER
External Twin Sockets	*NUMBER
Bathroom / Kitchen Extractor Fans	STANDARD
Smoke Alarms	STANDARD
Kitchen – Spur, Cooker Controller	STANDARD
Telephone and TV Sockets	STANDARD

## Toilet and Bathrooms

Toilet and Bathroom	
<p>Master Bathroom: Toilet, Sink, Bath with Shower + Chrome Screen. All standard white. Choice of taps. Saunas,</p> 	<p><b>STANDARD</b></p> <p>For bathroom, toilets and en suites we allow a financial sum to suit your budget. Clients are supplied with an extensive range of catalogues with hundreds of collections to choose from. Saunas, steam room, Jacuzzi, luxury baths, wet rooms, are all available if the budget allows. Tiling is all bespoke. Disabled / elderly access can all be specified.</p>
Travertine Natural Stone Tiles - Floor, bath surround and splash-back	STANDARD
Ceramic Tiles - Floor, bath surround and splash-back	OPTION
Half Tiled Walls	OPTION
Full Tiled Walls	OPTION
Radiator / Towel Rail – Wall Mounted Chrome	STANDARD
Shaver Socket / Console Light	STANDARD
Bathroom Furniture – Sink unit. Medicine Cabinet. Towel Rail.	OPTION
Sauna / Steam room / Shower unit / Jacuzzi Bath	OPTION



## Kitchen

Kitchen	
<p>Fitted Kitchen, Worktop and Units, Sink, Cooker, Oven – Choice of 50+</p> 	<p><b>STANDARD</b></p> <p>A budget is set and clients can choose any style or design of kitchen from an extensive range of recommended suppliers. We usually wait until the structure is up and you can walk around the kitchen space. We then appoint a designer from your preferred suppliers who will design the kitchen exactly as you wish. Eco Mobile Homes highly skilled carpenters fit each kitchen.</p> <p>Fitting of boot and laundry rooms with worktops, sinks and storage units will also be allowed for in the kitchen budget.</p>
White Goods – Fridge, Freezer, Dishwasher	NO
Ceramic or Stone Tile Surrounds	STANDARD
Tiled Floor	OPTION
Kitchen related electrics	STANDARD

## Floor Finish

Floor Finish	
<p>Wooden</p> 	<p><b>STANDARD</b></p> <p>Real wood engineered flooring in a selection of styles.</p>
<p>100% Wool Carpets to Bedrooms and Hall</p> 	<p><b>OPTION</b></p> <p>We set an allowance for carpets to suit your budget and you choose any design from a local store.</p>
<p>Floor tiles as indicated</p> 	<p><b>OPTION</b></p> <p>We can tile any area of the lodge or the whole floor entirely to create a fantastic feature.</p>


## Internal Carpentry

Internal Carpentry	
<p>Skirting and Door Surrounds - MDF Painted – White Internal Doors - Oak Veneered in choice of styles</p> 	<p><b>STANDARD</b></p> <p>Our standard internal carpentry is oak doors, oak flooring with a white painted skirting board. However, there are a wide selection of other styles and designs available.</p>
<p>Skirting and Door Surrounds - Oak</p>	<p>OPTION</p>
<p>Internal Doors - Panel Doors - in choice of styles - painted</p>	<p>OPTION</p>
<p>Fitted Bedroom Wardrobes – Doors Only</p> 	<p>OPTION</p>
<p>Double Partition Doors – Timber Frame, Full Glass</p> 	<p>OPTION</p>

## Services and External Works

Services and Service Connections	
Liaison to National Utility Providers	BY CLIENTS
Water: To be ducted under the build at location specified by Eco prior to delivery of the frame.	STANDARD
Waste : Soil Waste Pipes to be installed by client prior to delivery of frame. As per drawing provided by Eco. 100mm diameter pipes left 600mm above proposed floor level.	STANDARD
Electrics: Eco provides Consumer Unit and Connection to the Electric Meter that the Clients must site with-in 3 meters of the Consumers Unit Location. The Client is requested to provide the Electric Meter Kiosk and associated works.	STANDARD
Gas: The Client is requested to provide the Gas Isolation Valve to with-in 3 meters of the specified boiler location.	STANDARD

Site Equipment	
Site Toilet	STANDARD
Waste Removal	STANDARD
Forklift / Manatu	-
Storage Unit	-

External Works	
<p>Decking – Anti-slip Softwood</p>  	<p>ADDITIONAL</p> <p>Available in a variety of styles and finishes.</p>

# Design Collections



**eco**mobile  
homes Classic Collection



**eco**mobile  
homes Classic Collection



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homes Classic Collection



**eco**mobile  
homes Classic Collection

























































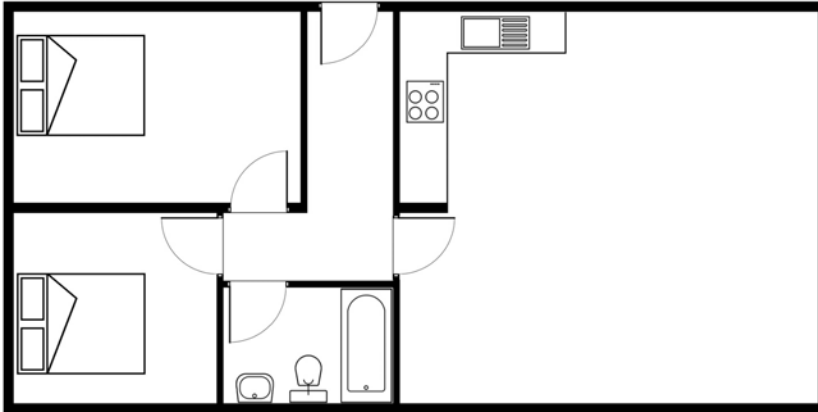




# Example Floor Plans



20 x 40FT / 6.9 x 12.19M

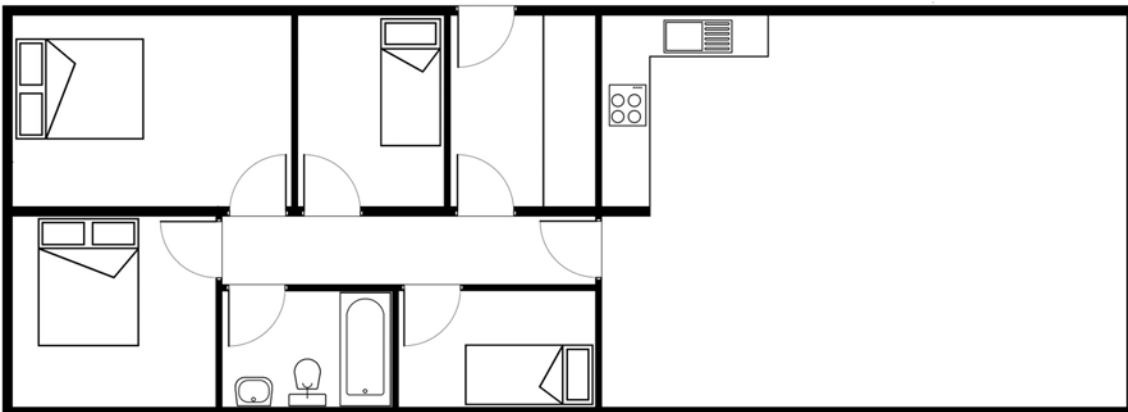


SET1

20 x 50FT / 6.9 x 15.24M



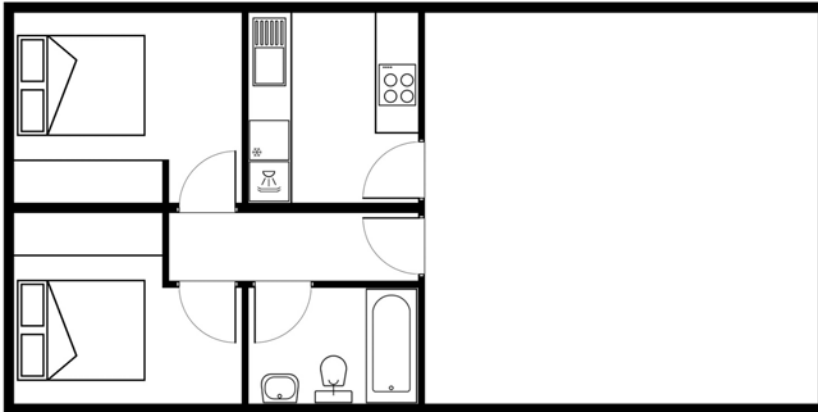
20 x 55FT / 6.9 x 16.76M



20 x 60FT / 6.9 x 18.28M

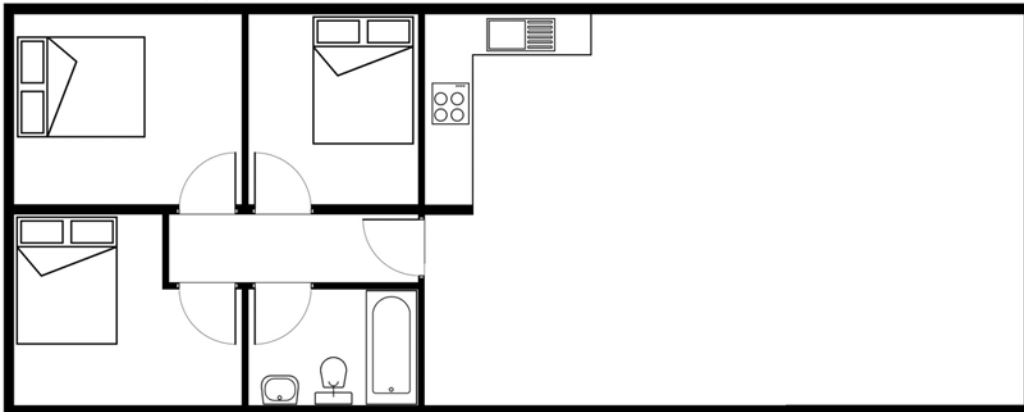


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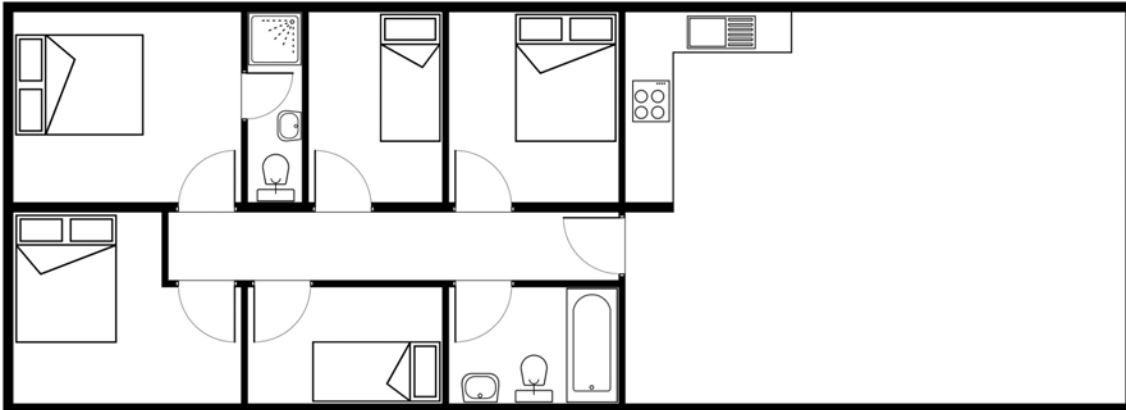


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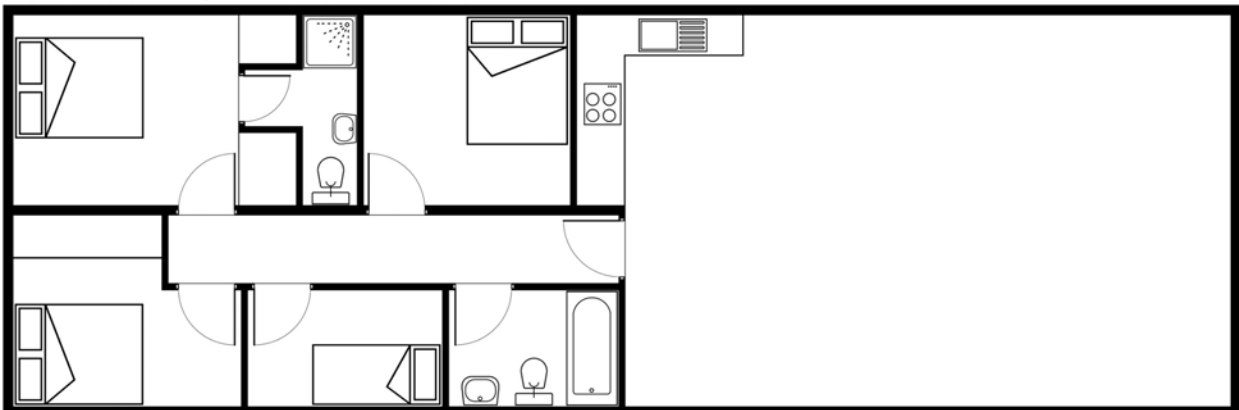
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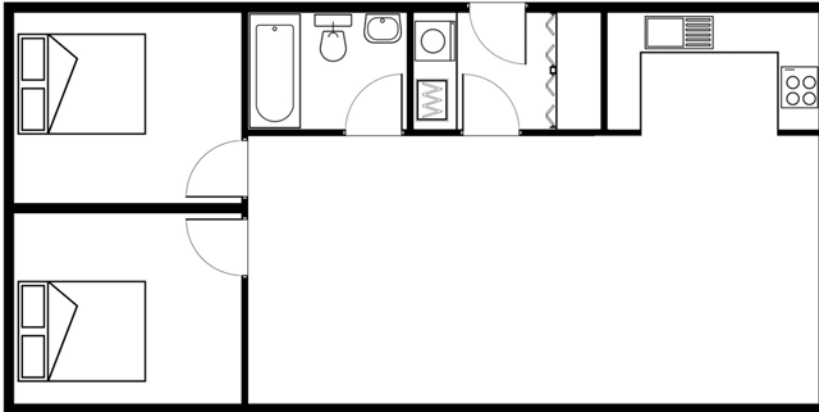
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20 x 60FT / 6.9 x 18.28M



20 x 40FT / 6.9 x 12.19M

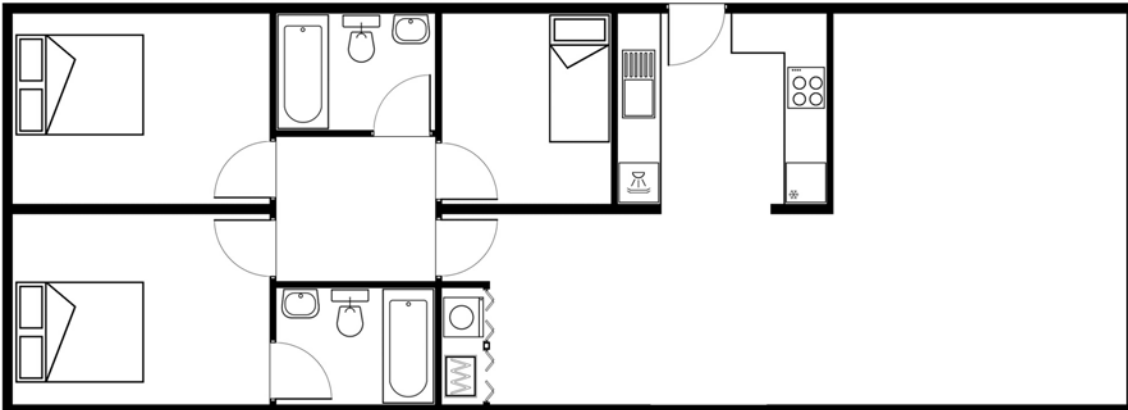


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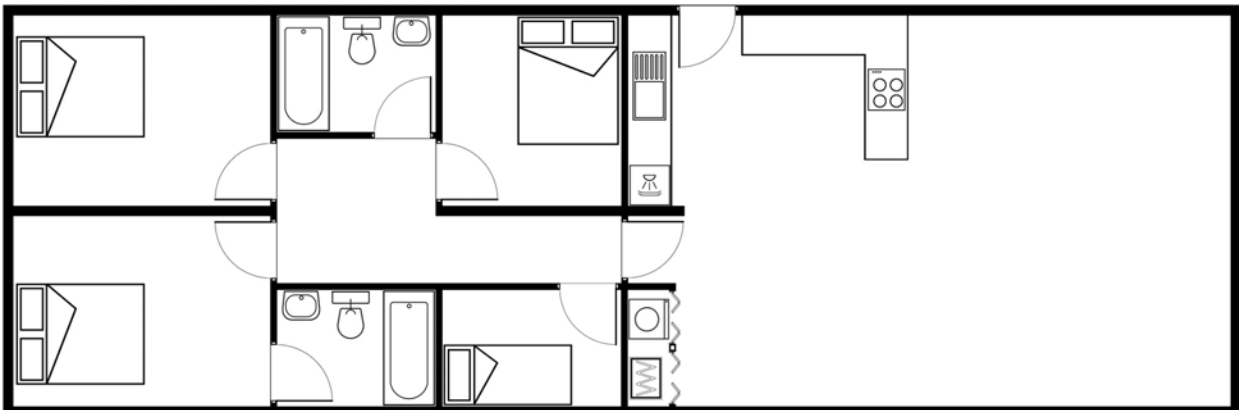
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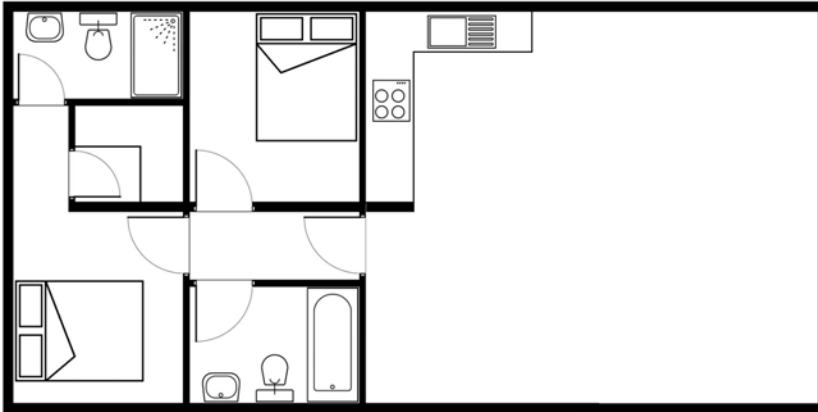
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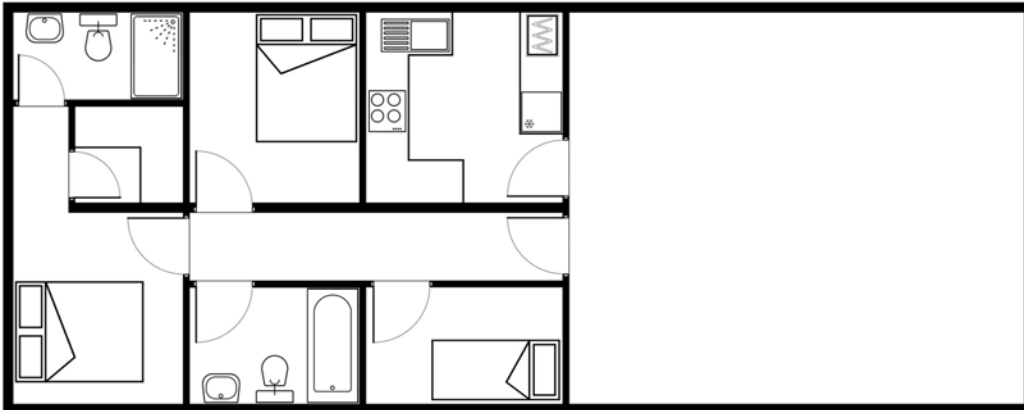


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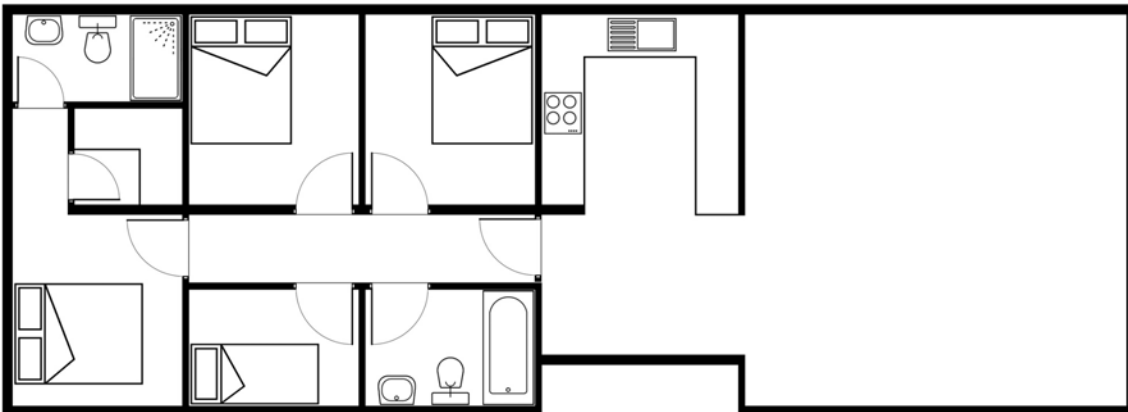


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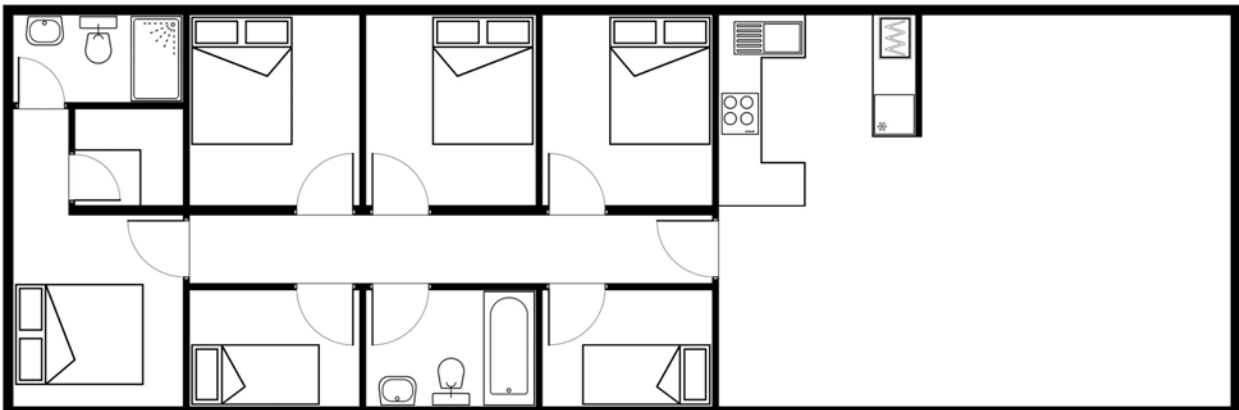
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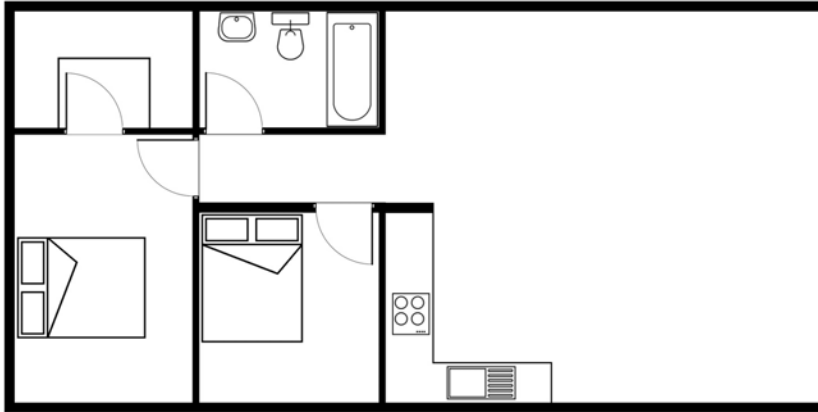


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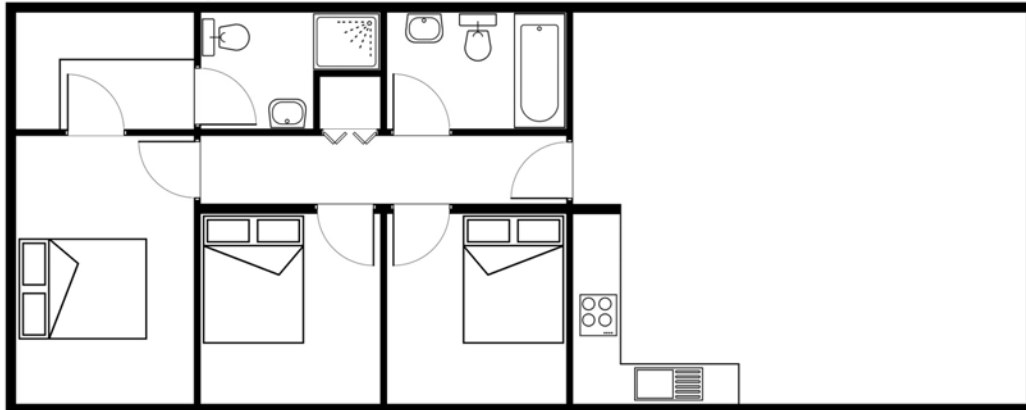


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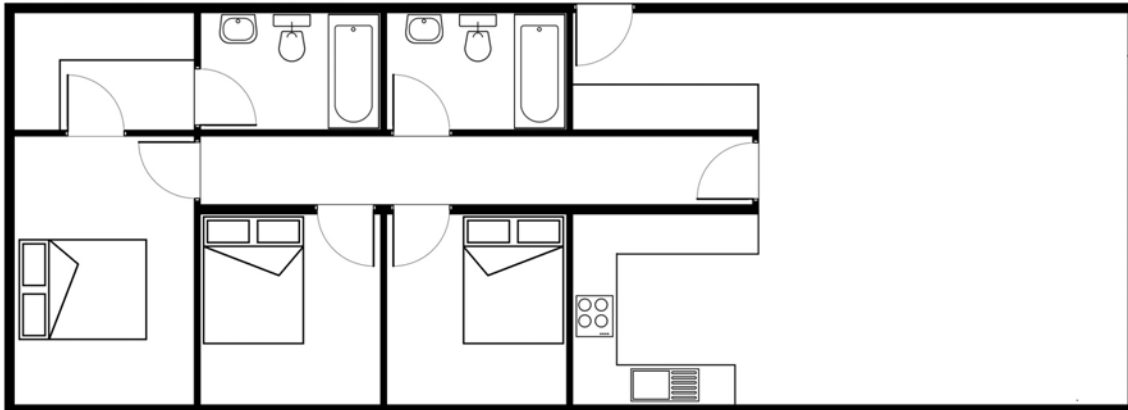


SET5

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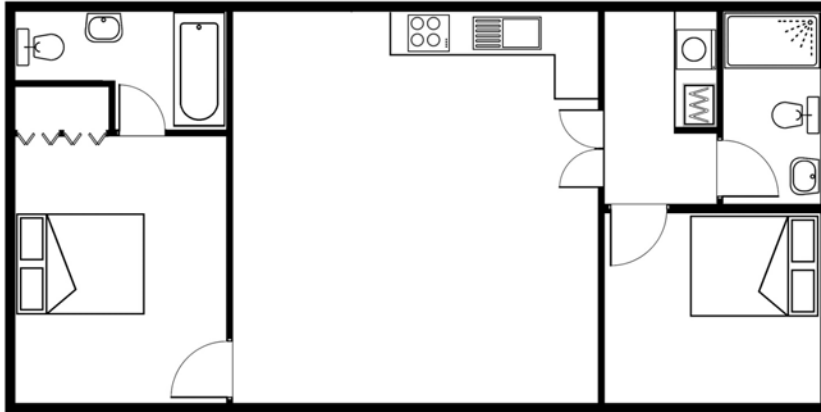
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20 x 60FT / 6.9 x 18.28M

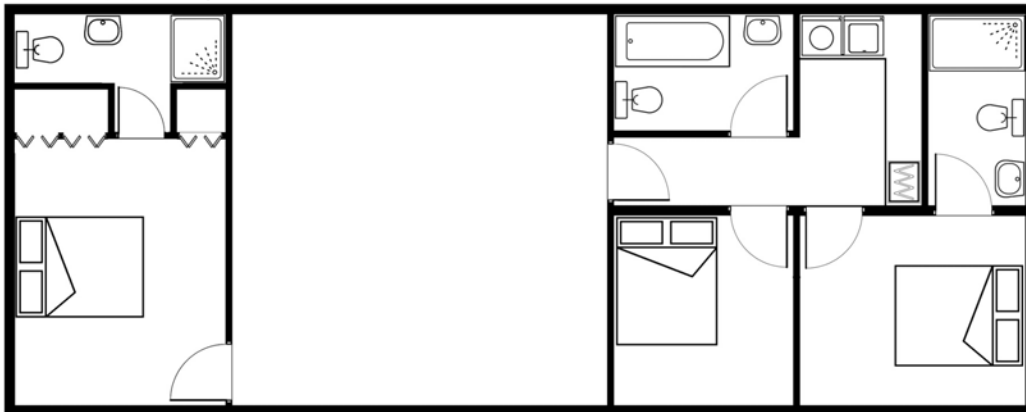


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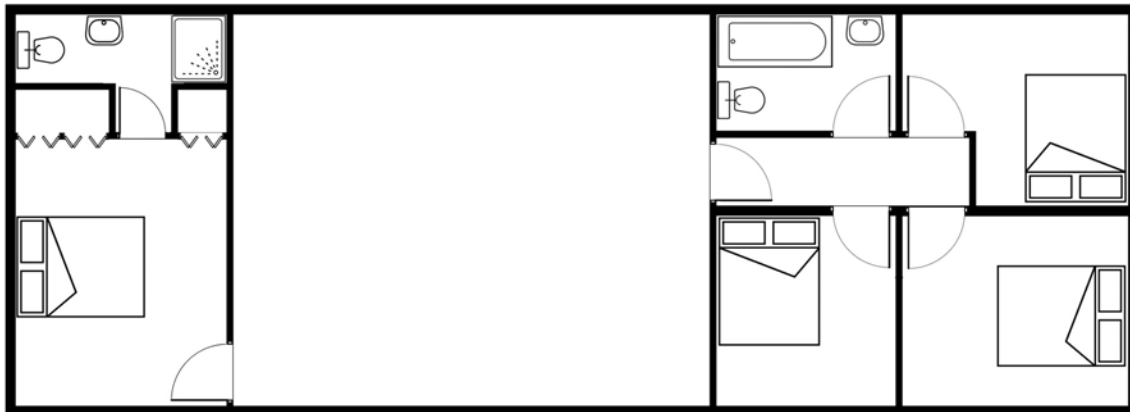


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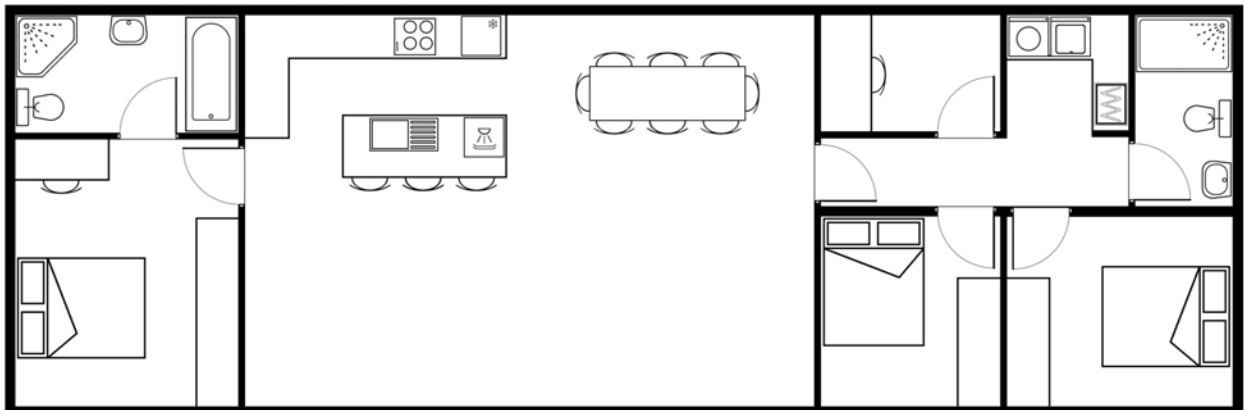
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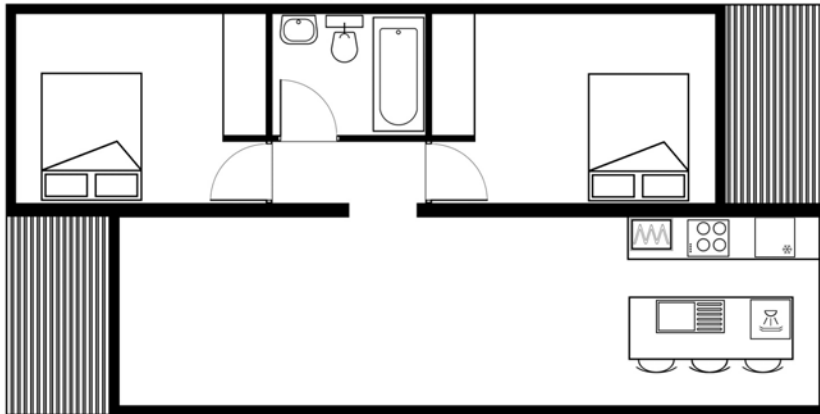


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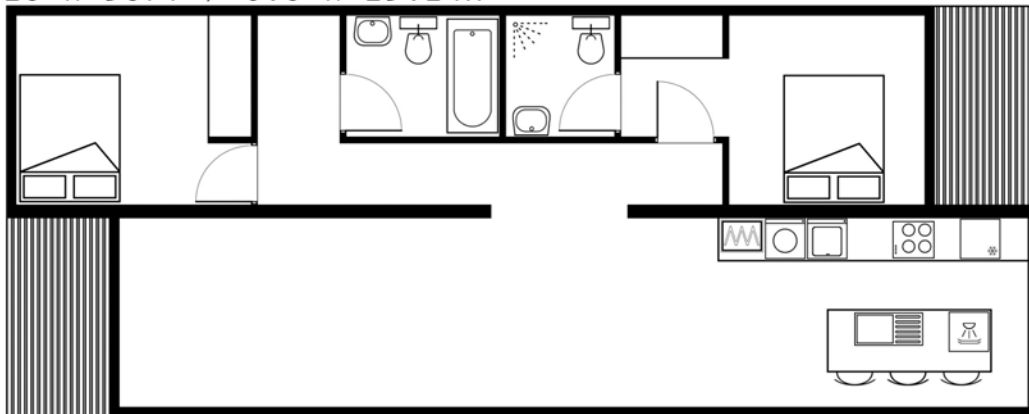


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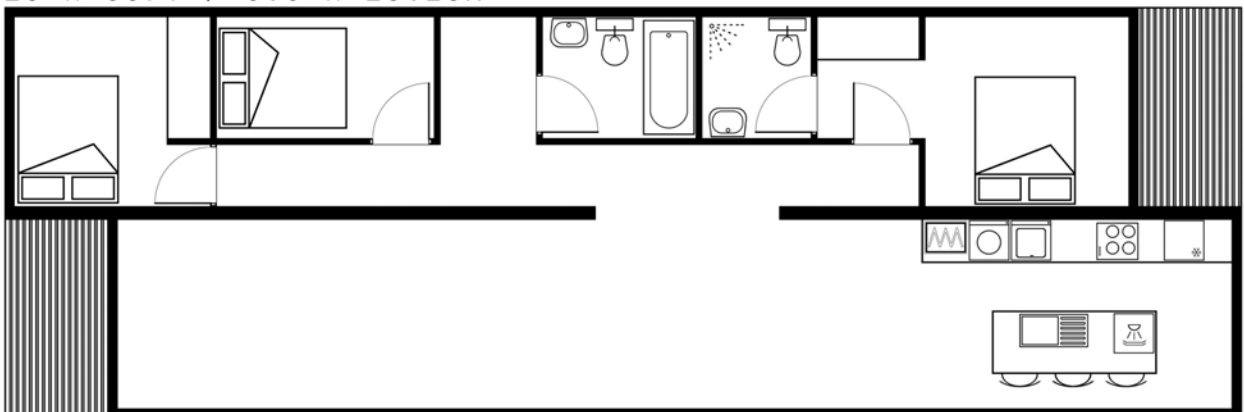
SET7



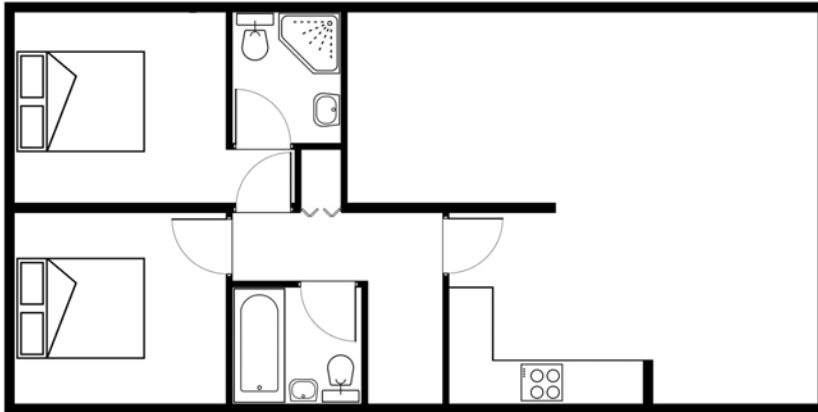
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20 x 60FT / 6.9 x 18.28M

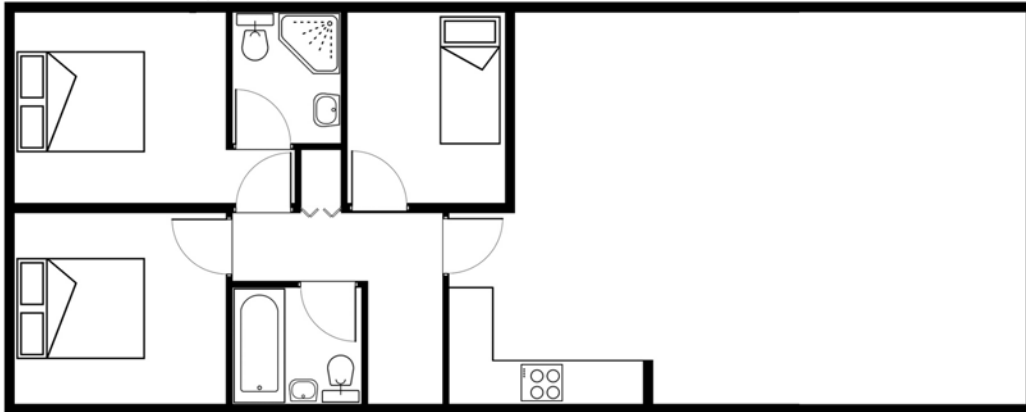


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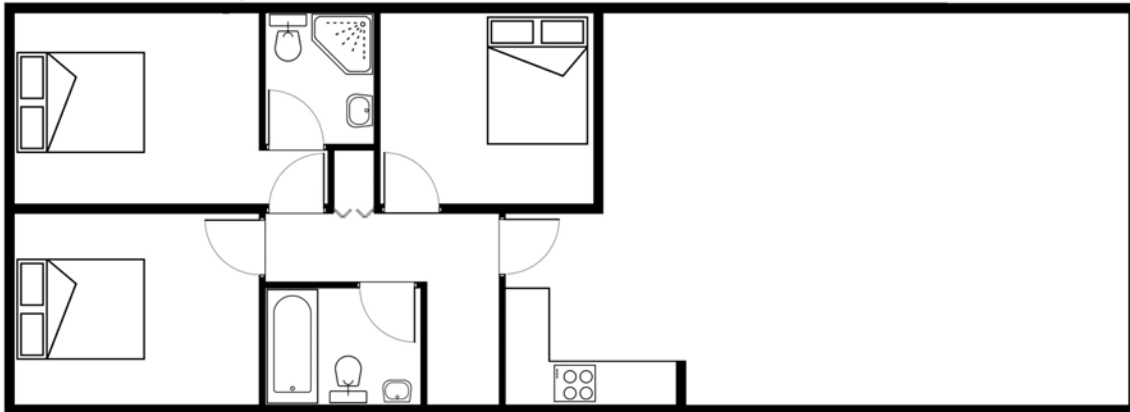


SET8

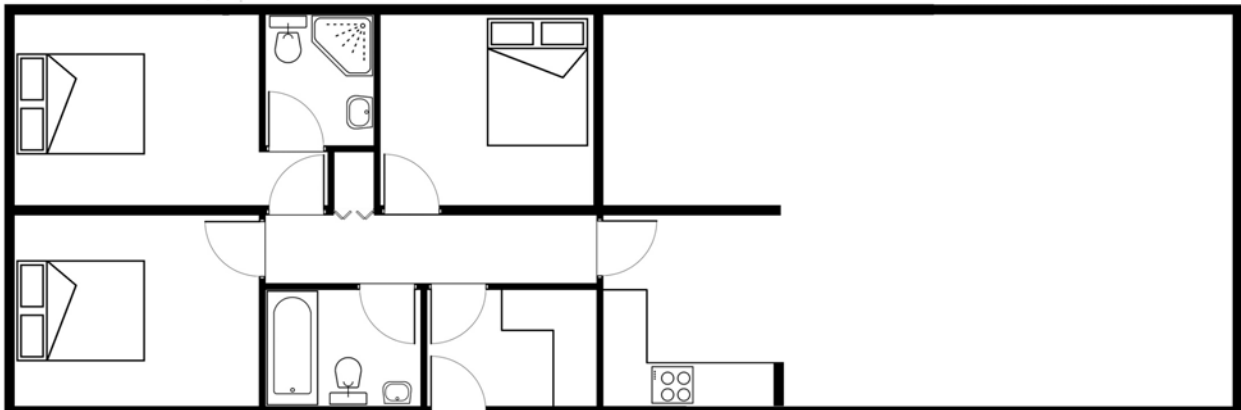
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20 x 60FT / 6.9 x 18.28M



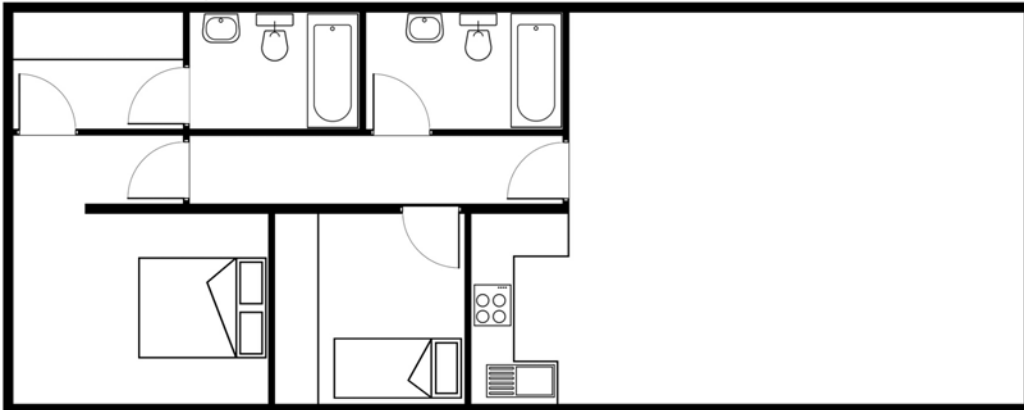


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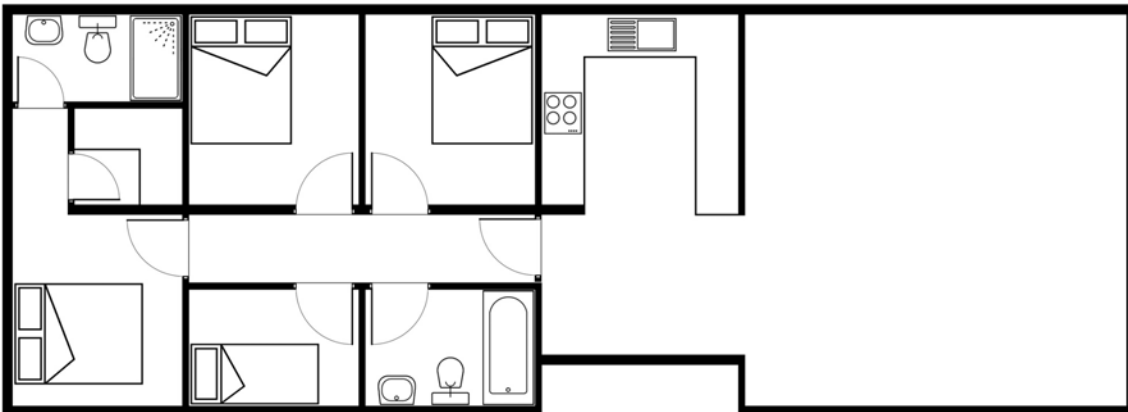


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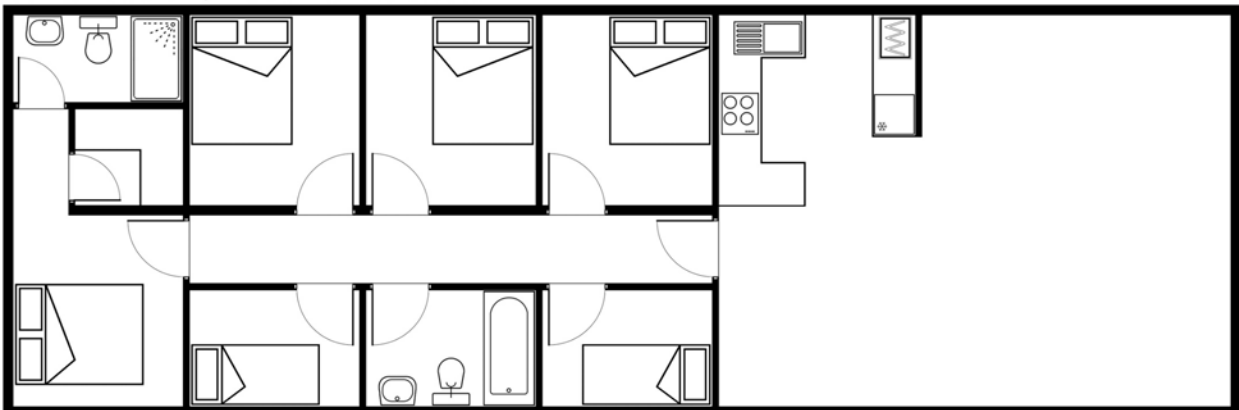
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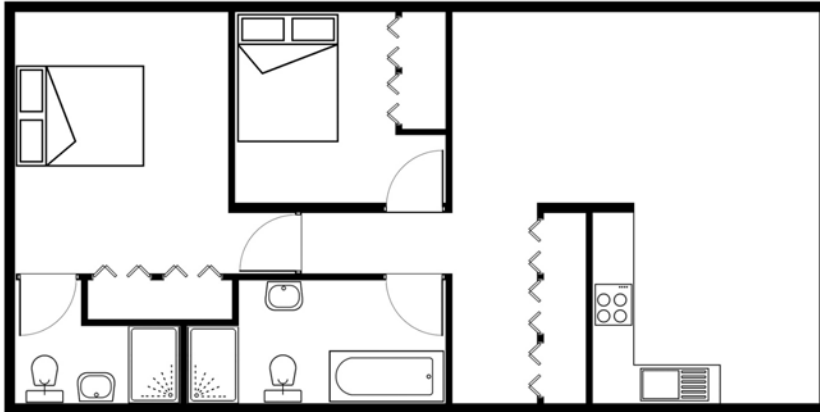
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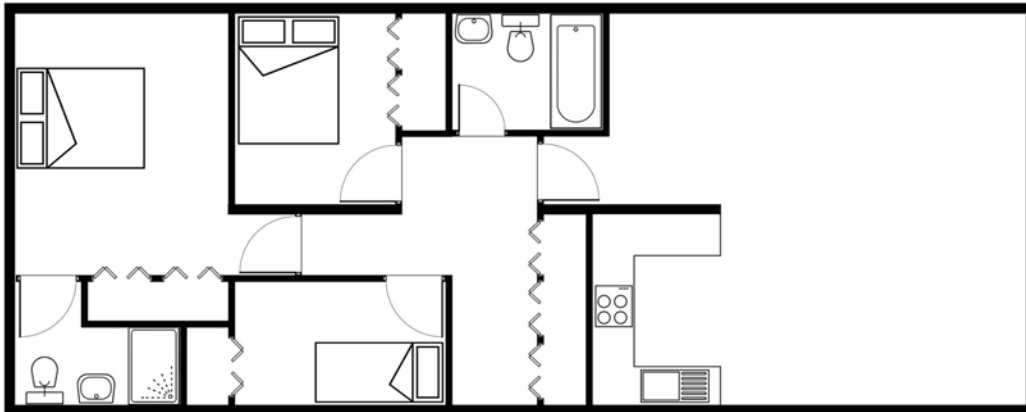


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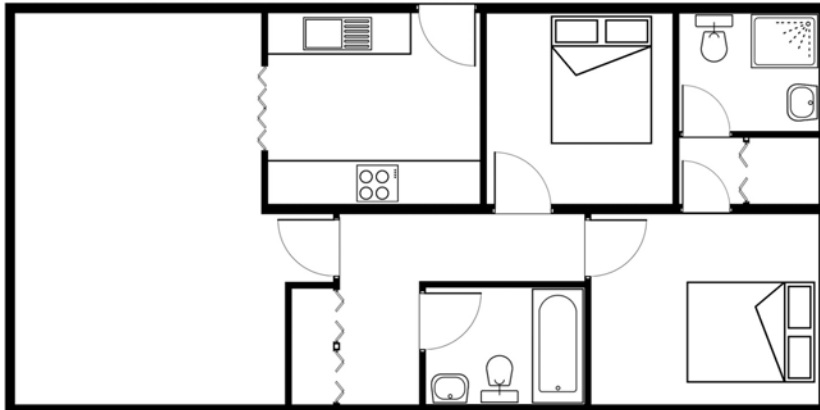


SET10

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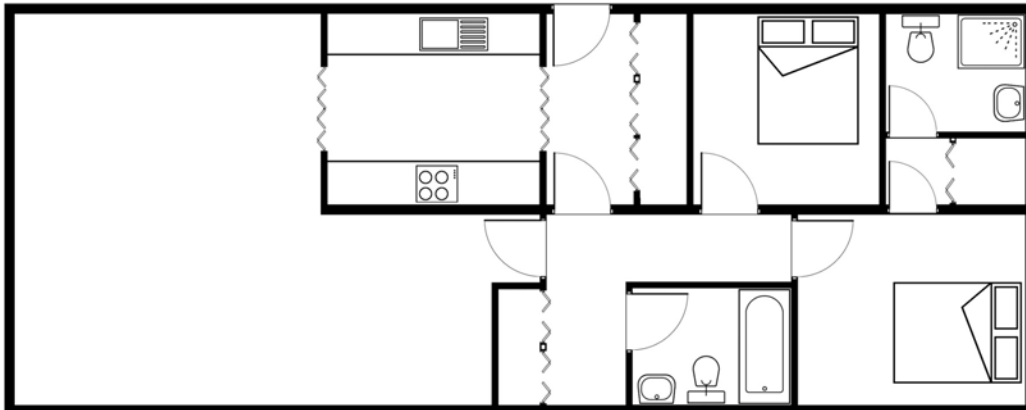


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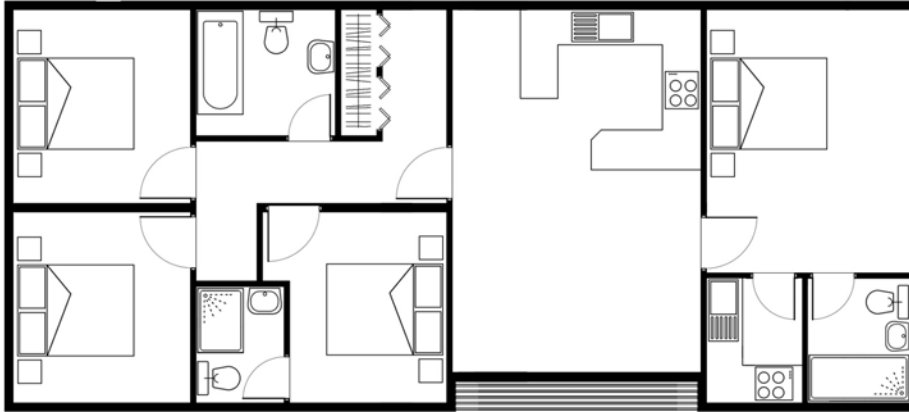


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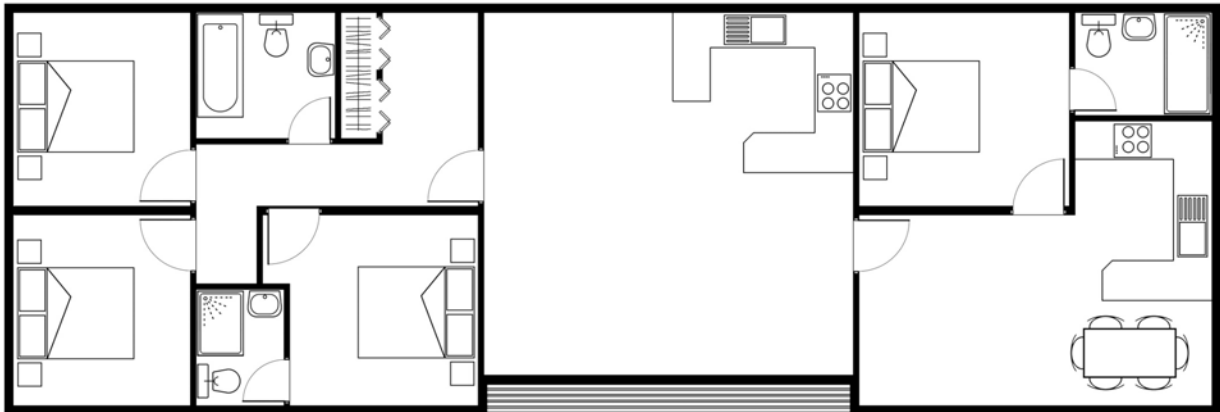


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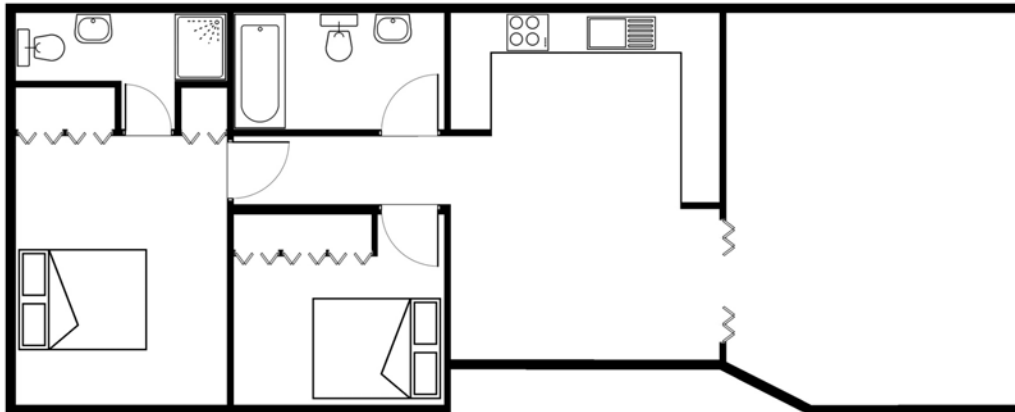


SET13

20 x 60FT / 6.9 x 18.28M



20 x 50FT / 6.9 x 15.24M



SET12

20 x 60FT / 6.9 x 18.28M

