



"A Partner to Grow With"

TOPK CN CO.,LTD.
<https://www.topkcn.com>



Introduction

U. S. Patent Application No. 63/482,362

TOPK is rapidly becoming a leader in large-scale construction in the residential and commercial markets in North America and Europe.

We leverage sophisticated manufacturing processes that produce high-volume quality homes and commercial buildings using our "Patent Pending" modules and ISO 9001 Engineering Methods. We can produce 1,000 homes per month (4,000 modules) with additional production capacity if needed.

Our in-house engineering and production staff can assist you with your needs whether it is your standard home models, or our design builds.

We understand the pains of modifying shipping containers to build residential and commercial structures. All of our units ship 80% complete with rough-in electric/plumbing all that is needed to get your rough-in inspection. After the rough-in inspection, all you need to do is complete the finish work.

As a TopK partner, you will get the support needed to exponentially grow your business and profit margin.

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What's manufactured and included in whole or combination



EXTERIOR - WE HANDLE ALL OF THE HEAVY LIFTING IN OUR STATE OF THE ART FACILITY

- **Doors and Windows** - all doors and windows are manufactured to exact specifications to meet your local building codes. We handle all of the settings and weldments.
- **Paint and Primer** (96 colors to choose from) - all exterior paint is done using 2 coats of zinc enriched primer and finished with 3 coats of acrylic enamel top coat, giving 110u of thickness. Both the primer and top coat are baked in our mass-production ovens.
- **Penetrations** - all penetrations for vent pipes, electrical, doors, and windows are finalized with drip ledges where needed and our patented penetration plates are used as required.



INTERIOR AND FINISHES - A COMPLETE SYSTEM TO EXPIDITE ON SITE FINISH WORK

- **Framing** (keel systems) - we handle all of the interior framings using our patented keel systems.
- **Insulation** - all of our insulation is closed cell spray foam which is the only solution in ensuring thermal breaks and condensate is handled to eliminate any chance of black mold.
- **Flooring** - all flooring is 3/4" oak tongue and groove, for wet areas we use our patented stone composite floor systems (SCP). Hardwood flooring, wall, ceiling systems, and SCP flooring are installed using our patented triSYS clip systems.
- **Walls & Ceilings** - all walls and ceilings are 100% wood laminate and manufactured in our wood processing facility. They measure 7.5" in width and 0.5" in thickness. We offer 36 different colors and can customize the color to any finish you may require.

All Steel Construction



COST EFFECTIVE

TopK has secured extremely low volume pricing and in many cases can produce our steel building modules at a lower price point than standard wood framing. These high-volume cost savings are always passed on to our customers!



MORE DURABLE

Steel buildings are an excellent choice for buildings because they prevent rot, mold, warping, and pests from compromising the structural integrity of the structure. They can also withstand harsh weather like strong winds or heavy snow with ease!



STRONGER

When comparing the strength of stick-built vs metal buildings, there's no contest. Steel frames are stronger and lighter than their wooden counterparts. A steel structure is typically 20% to 30% lighter than a comparable wooden structure.

Engineered Building Modules

Our engineered modules are the fastest way to take your design to build in an expedited fashion by taking the guesswork out of the necessary engineering for building viable residential and commercial structures that are safe and extremely structurally sound. Our modules are built following ISO standards and each and every unit is certified following these engineering guidelines.

CERTIFIED MODULAR UNITS



- Max payload: 2200kg
- Transverse racking test force: 37,500 Newtons
- Tare mass: 3300 kg
- Allowable Stacking Load: 11,000kg



- Max payload: 6300kg
- Transverse racking test force: 37,500 Newtons
- Tare mass: 3700 kg
- Allowable Stacking Load: 20,000kg



- Max payload: 5000kg
- Transverse racking test force: 37,500 Newtons
- Tare mass: 3500 kg
- Allowable stacking load: 17,000kg

Closed Cell Spray Foam - Doors - Windows - Framing



CLOSED CELL FOAM

TopK mixes and applies all of the closed-cell spray foam at your specified R-Rating.

Our cost on this is below wholesale at an average cost of \$0.60 per square foot.



DOORS & WINDOWS

TopK extrudes all of our aluminum door and window frames in our production facility. All of our doors and windows are manufactured to exact specifications and engineering as per your specific needs.



FRAMING

All of our framing is standardized on steel, our production floor is much more efficient when we use steel and we can trace any potential defects down to the grain of sand!

Custom Millwork and Kitchen Counter Tops



AUTOMATED

TopK offers complete automated robotic milling equipment. We can mass-produce any kitchen type you wish to have completed at an incredibly competitive price point.



CUSTOM CABINETS

TopK offers the capability to build your kitchen cabinets based on your specific requirement. We offer many finishes to choose from. Please refer to your account representative to discuss our custom process.



MARBLE AND QUARTZ

TopK sources the best marble and quartz countertop material for your specific requirement. It's cut and polished per your specification.

Mass Production

No project is too big or small! Our manufacturing facility occupies over 2M square feet under roof and is both technologically and fundamentally advanced.

We manufacture both wood and module steel building systems for both residential and commercial applications. A "Zero Cargo" module, unlike competitors who build with 'used' containers our modules can give you a "Container Home" look or can be finished in any exterior cladding your design may require.

For single homes or mass production builds, TopK can handle the design-build needs with a capacity of 1,000 homes per month. Our building systems can ship to any locale in the world.



NEW

NEW Modular Structure systems

- Built to Design
- ISO 9001 Certified Facility



FAST

FAST Production Times

- 4,000 Modules Per Month
- Automated Systems



QUALITY

High **QUALITY** Modularity

- Disaster Proof
- Customizable

Engineered ISO Modules



NEW MODULES

Zero Cargo ISO Modules mean there is no risk of cargo contamination in container home-type designs.



ENGINEERED

Each module is engineered following the same ISO standards as what is standard in Cargo Container manufacturing.



MARRIAGE

Each module is engineered to marry together in an air tight fashion. On site completion is fast and cost effective.

Keel (framing) & Closed Cell Foam



KEEL SYSTEM

Patented framing system that is engineered for each one of our modules in our factory.



KEEL TRACK SYSTEM

The patented Keel track system used in all of our Keel systems makes the installation of Pex and wire chases efficient.



CLOSED CELL

Closed cell foam is used on all exterior walls including the subfloor that meet or exceed local code.

Window Systems



EXTRUDED

All of our windows are manufactured in-house, from the extrusion process to glazing.



COMMERCIAL GRADE

Commercial-grade track systems are designed to last for years with near-zero maintenance.



DRIP EDGES

All of our modules are built with standard drip edges around all of our exterior doors and windows.

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**standard or high impact

Interior Systems



PATENTED TRISYS

Flooring, Ceiling and Wall Systems designed to install and connect with a unique Patented Tri-Groove.



FINISHED AS NEEDED

All Flooring, Ceiling, and Wall systems can be finished in a magnitude of colors, stains, and finishes.



CEILINGS

Our Ceiling Systems are by far superior to any other finish material on the market today.

Door Systems



GLASS INTERIOR

In-house produced glass door systems for bathrooms and contemporary style design



SOLID WOOD

Interior and exterior doors that are solid in construction, extremely durable, and will last for years to come.



EXTERIOR

In house extruded aluminum doors designed for both commercial and residential applications.

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Included Finishes

All of our Flooring, Ceiling, and Wall finishes come standard using the below finishes. Each system uses our Patented TRISYS locking system that provides a seamless appearance, designed for heavy traffic. We use the same tropical hardwoods used in shipping containers that will last you for years to come.



**standard in all of our modules

			
CM1001 Golden Oak	CM1002 Fruitwood	CM1003 Golden Pecan	CM1004 Nutmeg
			
CM1005 Golden Brown	CM1006 Early American	CM1007 Chestnut	CM1008 Provincial
			
CM1009 Spice Brown	CM1010 Antique Brown	CM1011 Medium Brown	CM1012 Espresso
			
CM1013 Cherry	CM1014 Gunstock	CM1015 Sedona Red	CM1016 Colonial Maple
			
CM1017 English Chestnut	CM1018 Special Walnut	CM1019 Rosewood	CM1020 Coffee Brown
			
CM1021 Red Mahogany	CM1022 Dark Walnut	CM1023 Jacobean	CM1024 Royal Mahogany
			
CM1025 Neutral	CM1026 Country White	CM1027 Silvered Gray	CM1028 Weathered Oak
			
CM1029 Rustic Beige	CM1030 Warm Gray	CM1031 Classic Gray	CM1032 Dark Gray
			
CM1034 Aged Barrel	CM1035 Heritage Brown	CM1036 Ebony	CM1037 True Black

36 Colors to Choose From:

Module Interior Finishes

All of our wood interior finishes are completely finished and stained in our facility. We offer 36 different finishes to choose from.

We can custom blend any color for all of our wood finishes used in floors, ceilings, and walls. We require a minimum quantity of 30 gallons for custom colors.



Included Finishes

Our unique manufacturing process combines long-lasting flooring, wall and ceiling systems designed to be used in wet areas. These systems have superior mold resistance and are designed with our patented lamination and marriage system.



SPC Flooring

Used on Floors in
Bathrooms and Kitchens



Bamboo Fiberboard

Marble like finish used on
walls and ceiling in
Bathroom and Kitchens
"Light Finish"



Bamboo Fiberboard

Marble like finish used on
walls and ceiling in
Bathroom and Kitchens
"Dark Finish"

Bathroom Fixtures optional

Each Module Unit can ship with our standard bathroom fixture package. They may be included with the purchase or not. These are of high quality and above contractor grade.

***Please contact your assigned sales professional for all of the bathroom options we have available.



Tub with shower pull up hose



European Style
Commode



Kitchen Vanity and Sink
with Medicine Cabinet

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Kitchen Cabinets and Sink optional

Each Module Unit can ship with our standard kitchen package. They may be included with the purchase or not. These are of high quality and above contractor grade.

***Please contact your assigned sales professional for all of the kitchen options we have available.



Elegant and sleek contemporary design cabinet package



European style sink, faucet and drain complete with garbage disposer

96 Colors to Choose From:

Module Exterior Top Coating

All of our Modular Units boast two coats of Zinc Primer and Three Coats of RAL International-recognized Top Coatings, giving a total thickness of 110u.

These non-toxic coatings will last for years to come and are designed to meet the rigorous demands of our environment.

All of our painting is completed in our facility. Prior to priming, each unit is steam cleaned, then primed, baked, and top coated. We then finalize the paint with a second bake that leaves an acrylic-like finish.

These finishes are designed to sheen dirt and other airborne containments making them super easy to maintain and wash.

The undercarriage of our modules is treated with the same two coats of Zinc primer and then 2 coats of Bitumen waterproofing which provides superior protection. The total thickness is 175u.

All paint is guaranteed for 5 years from the date of manufacture

Default Color RAL 9010

Pure White:

RAL 9010

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RAL 1000	RAL 2000	RAL 3031	RAL 6000
RAL 1001	RAL 2001	RAL 4001	RAL 6026
RAL 1002	RAL 2002	RAL 4002	RAL 6027
RAL 1003	RAL 2004	RAL 4003	RAL 6028
RAL 1005	RAL 2008	RAL 4004	RAL 6029
RAL 1006	RAL 2009	RAL 4005	RAL 6032
RAL 1007	RAL 2010	RAL 4006	RAL 6033
RAL 1011	RAL 2011	RAL 4007	RAL 6034
RAL 1012	RAL 2012	RAL 4008	RAL 7000
RAL 1013	RAL 3000	RAL 4009	RAL 7001
RAL 1014	RAL 3001	RAL 5000	RAL 7002
RAL 1015	RAL 3002	RAL 5001	RAL 7003
RAL 1016	RAL 3003	RAL 5002	RAL 7004
RAL 1017	RAL 3004	RAL 5003	RAL 7005
RAL 1018	RAL 3005	RAL 5004	RAL 7006
RAL 1019	RAL 3007	RAL 5005	RAL 7008
RAL 1020	RAL 3009	RAL 5012	RAL 7037
RAL 1021	RAL 3011	RAL 5013	RAL 7038
RAL 1024	RAL 3012	RAL 5014	RAL 7039
RAL 1027	RAL 3013	RAL 5015	RAL 7040
RAL 1028	RAL 3014	RAL 5017	RAL 7042
RAL 1032	RAL 3015	RAL 5018	RAL 7043
RAL 1033	RAL 3016	RAL 5023	RAL 9003
RAL 1034	RAL 3027	RAL 5024	RAL 9004