

# ABRIDGED SPECIFICATION

DATE: 1<sup>ST</sup> AUGUST 2018

## MATERIALS AND SERVICES THAT WE OFFER

For further information, please refer to Scandia-Hus' **detailed** Material & Component Specification - Fact Sheet 3

SERVICES PROVIDED BY SCANDIA-HUS LIMITED	STANDARD	STANDARD FOR SOME DESIGNS	OPTIONAL
Full bespoke design service by our in-house architectural team.			•
Planning & Building Regulations Applications and Structural Calculations	•		
A complete series of fact sheets available on topics such as Plot Finding, Site Surveys, Planning & Building Regulations, Finance & Insurance, Site Security, Delivery & Shell Erection, Material Storage & Protection, Scaffolding.	•		
Sourcing of local builders through our register of experienced timber frame builders.	•		
Assistance with builders' tenders.	•		
Site visit service.	•		
Timber frame inspection service & handover	•		
Advice regarding ecological surveys, SAP & EPC assessments, air pressure tests, water efficiency calculations, soil & porosity tests.			•
The full backing of a company with over 40 years' experience in the design and build of individual homes throughout the UK - and of its skilled staff.	•		
After-sales, spares and maintenance service.	•		•
SUMMARY OF STANDARD MATERIALS & COMPONENTS	STANDARD	STANDARD FOR SOME DESIGNS	OPTIONAL
<b>FLOOR CONSTRUCTION:</b> 100mm foil backed rigid insulation and VCL.	•		
<b>EXTERNAL WALL CONSTRUCTION:</b> Pre-fabricated 47 x147mm pressure impregnated & structurally graded studs and plates. 105mm Actis Hybris multi foil between studs and 45mm Actis H-control hybrid multi foil across stud face. 34x69mm 400mm centre horizontal cross battens to provide service void and 15mm plasterboard, with orientated strand board (OSB) and Glidevale Thermo Foil TF200.	•		
<b>ROOF CONSTRUCTION:</b> Trusses and gable ladders, fully boarded roof, roofing membrane, counter battens, barge boards, verges and soffit boarding.	•		
<b>ROOF INSULATION &amp; CEILINGS:</b> Warm roof – Actis Hybris 150mm & Actis H-control hybrid 45mm, support battens & 15mm plasterboard. Cold roof – 400mm Rockwool, VCL, support battens and 15mm plasterboard.		• •	

SUMMARY OF STANDARD MATERIALS & COMPONENTS	STANDARD	STANDARD FOR SOME DESIGNS	OPTIONAL
<b>INTERMEDIATE FLOOR:</b> (Chalets, 2 & 3-storey designs) 47 x 220mm joists, blocking, noggins and strutting with 200mm sound insulation and 22mm chipboard	•		
<b>WINDOWS:</b> High performance, triple-glazed, PAS 24 certified, factory finished argon gas filled windows with U-values of 0.9 as standard - complete with draught seals, external reveals, flashings and cover boards, locking window handles and internal cills.	•		
<b>EXTERNAL DOORS:</b> Insulated, timber faced front door with multi-lever security lock, PAS 24 certified, draught seals, brass or aluminum furniture. Wide range of optional designs and finishes available. Matching, triple-glazed side-light fitted with clear or obscure glass.	•	•	• •
<b>BALCONIES AND PORCHES:</b> Range of balcony and porch designs.		•	•
<b>INTERNAL WALLS:</b> 45 x 97mm pre-cut studs, 100mm high density Rockwool cladding roll insulation. 15mm plasterboard.	•		
<b>EXTERNAL TIMBER CLADDING:</b> Pressure-impregnated, vertical or horizontal timber cladding, battens and counter battens available for all designs.			•
<b>FIXINGS:</b> Nails, screws, sill plate clips and adhesive.	•		
<b>VENTILATION SYSTEM:</b> Mechanical extract ventilation system. Full ventilation and heat recovery system.	•		•
<b>INTERNAL DOORS:</b> Factory-finished, white internal doors complete with standard range of door furniture. Glazed doors factory-fitted with toughened glass. A range of optional door finishes, and designs is available	•	•	•
<b>INTERNAL JOINERY:</b> Profiled or plain pine or MDF skirting boards, architraves, insulated loft hatch & ladder. Open or closed tread staircase complete with handrail, balusters, newels & apron. Various designs and finishes available.	•	•	• • •
<b>HEATING SYSTEMS:</b> Underfloor heating systems for any type of fuel and/or heat pumps.			•
TIMBER-FRAME ERECTION	STANDARD	STANDARD FOR SOME DESIGNS	OPTIONAL
<b>SHELL ERECTION:</b> Structural frame erection by skilled/supervised shell erection teams. Window installation by our 'window fit team' (excl. Velux and front door) Hand-over inspection on completion of the shell erection.			• • •