

OPTIONAL MATERIALS & COMPONENTS

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ADDITIONAL OPTIONAL MATERIALS & COMPONENTS AVAILABLE FOR ALL SCANDIA-HUS HOMES - LISTED IN ALPHABETIC ORDER

CENTRAL VACUUM SYSTEM

Optional central vacuum system including a powerful turbine central vacuum unit, silencer, outside vent and concealed pipework leading to 2 - 4 wall outlets (depending on size and layout of the dwelling), together with a 10 meter long hose with convenient on/off switch and four nozzle attachments

ENTRANCE PORCHES

Optional entrance porches available to complement all designs - 'English' or 'Swedish' style, complete with fully boarded roof and pressure impregnated soffit boarding, fascias and barge boards, porch support posts and profiled balustrading as applicable.

EXTERNAL TIMBER CLADDING

Pressure impregnated combi-board or feather edged shiplap board external timber cladding for external elevations – creating attractive features to walls, gable heads and/or dormers.

FRONT DOORS – (SUPPLY ONLY INSTALLED BY CLIENT/BUILDER)

All Scandia-Hus building sets are supplied with a 1m wide overall frame, outward opening, insulated, aluminium lined panelled Oak front door fitted with draught seals. The doors are supplied with four security hinges and a seven lever ASSA 2002-security lock. Inward opening front doors or double doors are available as an option in different styles and colours.

For convenience, the rear entrance door will be supplied with an ASSA lock with the same key as that for the front door, other doors can also be suited.

Matching, triple glazed side light available, fitted with Cotswold or clear glass.

GARAGE MATERIALS

Roof trusses, fascia, soffit and barge boarding, timber cladding, windows and personal doors if required.

HEATING SYSTEMS

- **Underfloor Heating System.** Underfloor heating systems (wet or dry) are also available, if required, for use with any type of fuel (electric, gas, oil or heat pumps). Such a system can be installed throughout your new home, or be combined with panel heaters or radiators e.g. to the first floor. Underfloor heating provides perfect aesthetics, superb comfort and low running costs. In addition, it affords you the freedom to place your furniture wherever you want it, and it offers negligible maintenance, safe, low surface temperatures and reduced dust movement, particularly important for asthma sufferers.

Our system can be installed in combination with our standard chipboard flooring or with solid, screeded floors for carpeting or finishing with hardwood flooring, marble, tiles or stone slabs, or a combination of all of these, and it is operated by a simple, but sophisticated, control system.

Note: Should you opt for hardwood flooring, it is imperative that the floor is laid to the manufacturer's details to avoid shrinking or splitting.

INTERNAL DOORS

Flush internal doors, complete with pre-fabricated frames with snap-in hinges, acoustic seals, profiled architraves and aluminium finish door handles are supplied as standard with all Scandia-Hus building sets. Doors suffixed 'g' are supplied factory glazed with toughened small pane glass, doors suffixed 'b' are fitted with bathroom indicator locks and doors suffixed (3H) are fitted with a third hinge (for airing cupboards). Doors suffixed 'A' are half-hour fire doors complete with frames with intumescent seals. These generally require self-closers, to be supplied by the builder.

A variety of optional doors are available from our extensive range - flush or panelled doors, finished in pine, oak, beech, birch or white.

KITCHEN AND UTILITY ROOM UNITS

Kitchen and utility units are not included in the price of the building set. However, we would be happy to design and cost a proposal layout for your consideration. We offer a wide range of cupboard designs and finishes.

VENTILATION SYSTEMS

- **Mechanical Ventilation System**

A centrally controlled, mechanical extraction system with outlets from kitchen, utility room and bathrooms, including extract unit, control unit, insulated semi-rigid ducting and fittings, is supplied as standard with all Scandia-Hus building sets.

- **Mechanical Ventilation and Heat Recovery Systems**

If required, the standard ventilation system may be up-graded to a full ventilation and heat recovery system incorporating an insulated, double-skinned, galvanized steel plate heat recovery unit. The system is equipped, as standard, with a pollen filter, and the control unit is fitted with an indicator light showing when the filters need cleaning or replacing.

Insulated, semi-rigid ducting and fittings are supplied as standard, incorporating overheating and fire thermostats as well as a thermostatically controlled heating element tempering the incoming air in sub-zero conditions.

Additional optional items include electrostatic filters (particularly recommended for people with respiratory problems), and a cooling system, which can be installed from the outset or added at a later date (provided the ducting is incorporated from the start).

PATIO DOORS

Triple glazed sliding patio doors are supplied as standard for some house types and is an available option for all designs. Door supplied complete with draught excluders, safety lock and "Aluminium" coloured handles, reveals and flashings.

RAINWATER GOODS

Galvanised steel gutters and down pipes produced by Scandinavia's leading manufacturer of rainwater systems available in a range of colours, if required. The strong steel core of the guttering provides high thermal resistance. Leaking gutters will therefore not result from thermal movement, and the steel will also prevent bending, warping, creeping or distortion. These come with a 15 year warranty.

STAIRCASES

A natural pine staircase – Type Albert 8.14.3 - open or closed tread, depending on house design, supplied with all two-storey designs. All stairs are supplied complete with handrail, balusters, newels and matching apron. For certain house types turned balusters and newels (English style) are included, and these are also available as an alternative option for all designs.

A variety of staircase designs and options are available on request, and staircase the available timber options include oak, ash, beech and pine. The staircases can also be supplied factory-finished (stained and/or varnished) and fitted with tread protection if required.

SUN ROOM

Sun rooms available for all designs as an added option. All sun rooms are constructed to full Scandia-Hus specification, including fully insulated wall panels with triple glazed windows and French doors, sarked and insulated roof with vaulted ceiling finished in spruce, Velux roof lights and insulated floor with chipboard.

VAULTED CEILINGS

Material to form 'vaulted' ceiling, finished in spruce boarding or plasterboard.

VELUX ROOF LIGHTS – (SUPPLY ONLY TO BE INSTALLED BY CLIENT/BUILDER)

Velux roof lights made to the highest standard using a weather-proof construction that does not require maintenance to the outside surface. A comprehensive range of window accessories are also available, including blinds - roller, pleated, black-out or Venetian - as well as electric motors for remote control operation.

VERANDA DECKING

Pressure impregnated 'Swedish style' redwood veranda or balcony decking with chamfered edges, or "English style" fluted decking, including joists as well as galvanised nails, available as an option for all designs.

WINDOWS AND FRENCH DOORS

Standard Scandia-Hus triple-glazed windows, supplied complete with draught excluders, lockable 'Aluminium' coloured handles, plasterboard reveals, flashings and solid pine window sills. Vinga handles available in brass or brushed stainless steel as an option.

Aluminium cladding available as an option, an outer covering designed to reduce maintenance. Seven colours available as standard, RAL & NCS colours available as an option.

Glazing bars are available as an option for certain house types.

Leaded lights available as option for all designs.

Factory finished windows and French doors – stained or painted white - are available as an option. The windows benefit from a microporous 3-coat stain or paint application which is factory applied to the individual components of each window prior to assembly. This affords vital protection to parts of the window or French door which cannot be reached after assembly, and the quality and standard of the factory finishing, combined with the time saved on site, add up to a cost effective alternative to treating the windows in situ.