



scandiahus

ABRIDGED SPECIFICATION

MATERIALS AND SERVICES THAT WE OFFER

For further information, please refer to our detailed Material & Component Specification - Fact Sheet 3

SERVICES PROVIDED BY SCANDIA-HUS	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 45 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
FLOOR CONSTRUCTION: 100mm foil backed rigid insulation and VCL.	✓		
EXTERNAL WALL CONSTRUCTION: Pre-fabricated 47 x 147mm 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. 38 x 63mm 400mm centre horizontal cross battens to provide service void and 15mm plasterboard, with OSB and Glidevale Thermo Foil TF200.	✓		
ROOF CONSTRUCTION: Trusses and gable ladders, fully boarded roof, roofing membrane, counter battens, barge boards, verges and soffit boarding.	✓		
ROOF INSULATION & CEILINGS: 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
INTERMEDIATE FLOOR: 47 x 220mm joists, blocking, noggins and strutting with 200mm sound insulation and 22mm chipboard.			
WINDOWS: 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.			
EXTERNAL DOORS: 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.			
BALCONIES AND PORCHES: Range of balcony and porch designs.			
INTERNAL WALLS: 47 x 97mm pre-cut studs, 100mm high density Rockwool cladding roll insulation. 15mm plasterboard.			
EXTERNAL TIMBER CLADDING: Pressure-impregnated, vertical or horizontal timber cladding, battens and counter battens available for all designs.			
FIXINGS: Nails, screws, sole plate clips and adhesive.			
VENTILATION SYSTEM: Mechanical extract ventilation system. Full ventilation and heat recovery system.			
INTERNAL DOORS: 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.			
INTERNAL JOINERY: 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.			
HEATING SYSTEMS: Underfloor heating systems for any type of fuel and/or heat pumps.			

TIMBER-FRAME ERECTION	STANDARD	STANDARD FOR SOME DESIGNS	OPTIONAL
SHELL ERECTION: Structural timber frame erection by skilled/supervised shell erection teams. Window and external door installation by window fit team (excluding Velux and front door). Handover inspection on completion of the shell erection.			