



## OPTIONAL MATERIALS & COMPONENTS

### ADDITIONAL OPTIONAL MATERIALS & COMPONENTS AVAILABLE FOR ALL SCANDIA-HUS HOMES

#### **BASEMENT MATERIALS:**

Should your design incorporate a basement structure, Scandia-Hus is able to provide first fix materials to complete the internal fit out of the basement. Materials such as insulation, timber studwork, plasterboard and internal joinery items can all be supplied.

#### **EXTERNAL TIMBER CLADDING:**

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

#### **GARAGE / CARPORT MATERIALS:**

Roof trusses, fascia, soffit and barge boarding, timber cladding, windows and personnel doors can all be supplied to ensure your outbuilding matches the main dwelling.

#### **KITCHEN DESIGN SERVICE:**

Scandia-Hus offer an in-house kitchen design service. We have various kitchen units on display at our Oakleigh show home and a full range of door finishes available to view.

Schröder are a German-based kitchen manufacturer with over 80 years' experience. Their kitchens are unmistakable, delivering a luxury finish typical of German kitchen design. Handleless kitchen designs offer simple finishes and clean lines for a minimalist feel, whilst most styles are available with a wide choice of handles if preferred. Schröder's Traditional and Oakline ranges are classically designed and are available in a variety of melamine, lacquered exquisite timber finishes. Schröder offer a flexible service and highly competitive pricing, and are able to custom build to suit the needs of customers.

#### **MECHANICAL VENTILATION AND HEAT RECOVERY SYSTEMS:**

As suggested when building this type of 'air tight' property, the standard ventilation system can be upgraded to a full ventilation and heat recovery system incorporating an insulated, double-skinned, heat recovery unit to regulate the fresh air entering the main habitable rooms of the property.

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. 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.

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).

**RAINWATER GOODS:**

Galvanised steel gutters and down pipes produced by Scandinavia's leading manufacturer of rainwater systems are available in a range of colours. The strong steel core of the guttering provides high thermal resistance which therefore prevents leaking gutters occurring from thermal movement. The steel will also prevent bending, warping, creeping or distortion. These come with a 15-year warranty.

**UNDERFLOOR HEATING SYSTEM:**

A water based underfloor heating system is also available for use with any type of fuel (gas, oil or heat pumps).

Such a system can be installed throughout your new home or can be combined with 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 engineered timber 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 engineered timber flooring, it is imperative that the floor is laid to the manufacturer's details to avoid shrinking or splitting.