

ABRIDGED SPECIFICATION

DATE: 1ST MARCH 2017

ISSUE NO: 11

MATERIALS AND SERVICES INCLUDED IN A SCANDIA-HUS DELIVERY

For further information, please refer to Scandia-Hus' **detailed** Material & Component Specification – Fact Sheet 4

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.	•		
Timber Frame Erection and Window Installation (excl. velux and front door) by our trained erection teams.			•
Sourcing of local builders through our nationwide Register of Approved Builders.	•		
Assistance with Builders' Tenders.	•		
Site Inspection Service.			•
Build Inspection Service.			•
Advice regarding ecological surveys, codes for sustainable homes, air pressure tests			•
The full backing of a Company with almost 40 years' experience in the design and build of individual homes throughout the UK - and of its qualified 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 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 600mm centre horizontal cross battens to provide service void and 15mm plasterboard to inside face, with Orientated Strand Board (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, V.C.L, support battens and 15mm plasterboard.		• •	

SUMMARY OF STANDARD MATERIALS & COMPONENTS	STANDARD	STANDARD FOR SOME DESIGNS	OPTIONAL
INTERMEDIATE FLOOR: (Chalets, 2 & 3-storey designs) 47 x 220mm joists, blocking, noggins and strutting with 200mm sound insulation and 22mm chipboard	•		
WINDOWS: High performance, triple-glazed, 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 sills. Factory-stained or painted windows available if required.	•		•
EXTERNAL DOORS: Insulated, metal-lined, timber faced front door with seven-lever security lock, draught seals, brass or aluminum furniture. Wide range of optional designs and finishes available. Matching, triple-glazed side-light fitted with clear or Cotswold glass.	•	•	•
BALCONIES AND PORCHES: Range of balcony and porch designs.		•	•
INTERNAL WALLS: 45 x 97mm pre-cut studs, 100mm high density (24 Kg/m ³) 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, sill plate clips and adhesive.	•		
VENTILATION SYSTEM: Mechanical ventilation system. Full ventilation and heat recovery system with optional cooling system available.	•		•
INTERNAL DOORS: Factory-finished, white internal doors complete with polished or brushed, brass or aluminium finish handles, pre-fabricated frames with hinges, acoustic seals and architraves. Glazed doors factory-fitted with toughened glass. A range of optional door finishes and designs is available	•	•	•
INTERNAL JOINERY: Profiled pine skirting boards, coving & architraves, insulated loft hatch & ladder. Open or closed tread staircase complete with handrail, balusters, newels & apron. Various designs and finishes available.	•	•	•
KITCHEN UNITS: Kitchen units and fitted furniture in a wide range of designs and finishes.			•
HEATING SYSTEMS: Underfloor heating systems for any type of fuel , energy-efficient solar panels and/or heat pumps.			•
TIMBER-FRAME ERECTION	STANDARD	STANDARD FOR SOME DESIGNS	OPTIONAL
SHELL ERECTION: Structural Frame Erection by our specially trained shell erection teams. Window installation by our 'window fit team' (excl. velux and front door) Hand-Over Inspection on completion of the shell erection.			• • •