

ROY HOMES TIMBER KIT SPECIFICATION

Roy Homes have developed an insulation specification which reflects the requirements to meet the Scottish Building Standards Section 6 - Energy for the floor, walls and roof. Other important factors that impact on compliance to these requirements are the space and water heating systems along with micro-renewable technologies. Roy Homes can assist you to achieve the most economical solution to this mandatory requirement.

Our superior specification provides an enhanced level of thermal efficiency.

Component	U-Value (W/m ² K)	Component	U-Value (W/m ² K)
Concrete Floor (by others)	0.20 or better	Attic Hanging Posts	0.22
Walls	0.19	Dormer Haffits	0.20
Roof (horizontal ceilings)	0.17	Windows	1.40
Roof (coomb ceilings)	0.18	External Doors	1.40

NOTE: All structural timbers and roof trusses are pressure treated against rot and fungal attack
 All external timbers to be factory 1st coat treated with one coat clear preservative.
 Concrete Ground Floor construction by others.

MAIN STRUCTURAL COMPONENTS

Wallplate - 45 x 145 treated wallplates. (DPC by others)

Mid Floor - JJI Engineered Midfloor Flooring System, designed by manufacturer - where applicable.
 22mm V313 moisture resistant T&G chipboard flooring and PVA adhesive to first floors - where applicable.

External Wall Panels - prefabricated with 45 x 145 treated stress graded timber at 600mm centres, clad with 9mm OSB sheathing and Reflectashield TF building paper pre-fixed. Internally Reflectatherm foil/tape and 45mm service zone battens supplied loose for site fixing.

Gable Spandrels Panels - prefabricated with 45 x 145 treated timber at 600mm centres, clad with 9mm OSB sheathing and building paper pre-fixed.

Loadbearing Partitions - prefabricated internal partitions with 45 x 95 treated stress graded timber at 600mm centres.

Headbinder - 45 x 145 treated headbinder to external wall panels. 45 x 95 treated headbinder to loadbearing partitions.

Internal Partitions - prefabricated internal partitions with 45 x 70 treated stress graded timber at 600mm centres.
 38 x 50 treated fire stops.

Coomb Ceilings/Attic Hanging Post - Reflectatherm foil/tape and 45mm service zone battens supplied loose.

Roof Structure -

Prefabricated treated roof trusses, valleys, beams/rafters and structural timbers to suit the roof design.

25 x 100 treated wind and lateral bracing.

9mm OSB roof sarking.

Protect VP400 roof underlay.

15 x 38 treated counter battens.

25 x 50 treated tile battens (to suit 300mm centres).

Prefabricated ladder frames complete with boot formed, Redwood barge boards and soffit ply board fixed.

20mm treated redwood fascia board.

Over fascia strip ventilators.

9mm eaves soffit ply.

38 x 50 soffit framing where applicable.

Ancillary Components -

38 x 50 treated ceiling dwangs for plasterboard - where applicable.

22 x 100 treated service dwangs.

Ironmongery/fixings - Holding down straps, stainless steel wall ties and fixings, truss clips and truss shoes where applicable.

All necessary fixing nails, collated screws, staples for membranes including Paslode gun nails/gas for kit erect and finishings where applicable.

WINDOWS AND EXTERNAL DOORS

White PVCu double glazed windows with white vents and white or brass lockable handles.

Front door - White PVCu multipoint locking feature door with brass letterplate, brass handle and stormguard access threshold.

Sidelights - White PVCu double glazed - where applicable.

Rear door - White PVCu multipoint locking feature door with brass handle and stormguard access threshold.

Patio/French/Bi-Fold doors - White PVCu multipoint locking with white vents and brass handles where applicable. Restrictors to French doors. (consideration should be given to severe exposure locations when specifying large glazed openings)

Velux`s - Complete with flashing kits - where applicable.

ROUGHING COMPONENTS

Plasterboards -

12.5mm plain taper edged plasterboard to external walls, horizontal ceilings and internal walls.

12.5mm duplex taper edged plasterboard to coomb ceilings and attic hanging posts.

12.5mm moisture resistant plasterboard to shower areas only.

Insulations -

250mm Loft Roll 44 glasswool to horizontal ceilings (1 x 100mm, 1 x 150mm).

140mm Frametherm 35 glasswool to external walls. Reflectatherm foil/tape and 45mm service zone battens internally.

100mm Thermapitch TP10 to coombs where applicable. Reflectatherm foil/tape and 45mm service zone battens internally.

140mm Frametherm 35 glasswool to Attic Hanging Post. Reflectatherm foil/tape and 45mm service zone battens internally.

80mm fibreglass insulation to bathroom and shower room partitions.

25mm acoustic sound deadening roll between habitable rooms.

100mm acoustic sound deadening roll between midfloors - where applicable.

FINISHING COMPONENTS

Pass Doors - Prefabricated internal door sets with pre-finished American Oak flush hollow core or pre-primed white woodgrain 4 panel doors prehung in redwood frame with Oak threshold plates and locks/latches installed.

Glass Doors - Redwood 15 pane doors or Colonial 2 light white woodgrain doors pre-glazed.

Glass Screens - Redwood screens pre-glazed - where applicable.

Cupboard Doors - To match pass doors.

Wardrobe Doors - To match pass doors. Hinged or sliding to suit floor plans.

Door Furniture - "Bedford" or "Capital" style brass door handles supplied loose.

Skirtings/Facings - Redwood Ogee Moulded 95mm skirtings and 70mm facings. Base blocks if required.

Cills/Aprons - Redwood window cills and apron plates.

Stair - Redwood stringer, MDF treads/plywood risers, Redwood stop chamfered newel posts and Redwood stop chamfered 41mm spindles. Ballustrading supplied loose.

Ancillary Components - Wardrobe rails and support hangers, blockboard and sparred shelving, prefabricated insulated ceiling hatch, hot water cylinder stool, pipe box framing, meter board and cold water tank bearers.

Ironmongery/fixings - All necessary nails and fixings including Paslode gun nails/gas for finishings.

ADDITIONAL COMPONENTS SUPPLIED WITH THE OPTIONAL UPGRADE

Electrics comprising:	All cabling	K.O. boxes	Light pendants	Switch and socket gear
	TV socket	Front and rear door bells	Front and rear outside light	Immersion heater
	Consumer unit with miniature circuit breakers			
	Extractor fans to kitchen and bathroom/shower room		Smoke alarms	

Plumbing comprising:	All soil, waste and copper piping with all necessary fittings	Indirect hot water cylinder
	Soil Vent Pipe Roof flashing and bird cage	Ballcocks and valves
	Rhones and downpipes.	Washing machine valves

Kitchen and Utility Units from Ashley Ann's Fusion Range & as per drawing layout.

Roca sanitary ware – "Laura" range WC's, cisterns, basins and pedestals: "Giralda" range plain bath – all complete with brassware, wastes and overflows.

Mira Flight shower tray with Trevi Therm shower valve - where applicable.

OPTIONAL EXTRAS

Kit Erection Service to wind & watertight stage. (within 120 miles of Inverness)

Redwood fully reversible windows and external doors.

Woodgrain effect or foiled PVCu windows & external doors.

Hardwood high performance windows.

PVCu external fascia, barge and soffits.

External cladding in various styles.

Internal doors upgraded to your choice.

Oak/Hardwood internal finishings.

Timber ingoes to windows and external doors and/or timber curtain plates.

Timber floor coverings in various styles.

Profiled roof sheeting.

Integral or detached garage kits.

Supplied with each house kit is a complete set of kit erection drawings, a booklet on erection procedure and a components delivery list which itemises all parts supplied.

Plans are available "As Brochure" or "Opposite Hand". Plans are also available to client's own designs and specifications.

Plans for submission to the Local Authority for the necessary Building Approvals will be supplied for a nominal charge.

We reserve the right to alter, improve and up-date these specifications without notice subject to availability of materials.