

The Estuary & Mountain Specifications

Item	Specification	Estuary	Mountain
External Walls	External wall panels are pre-assembled, including the breather membrane and battens fitted. 45 x 195 Treated Whitewood Sillplate; Bottom, Top & Headbinder Rails. 45 x 195 Treated Whitewood Studs at 600mm Ctrs 12.5mm Ply sheathing Breather Membrane 12.5 x 38 Treated Whitewood Battens Lintols – multiple 45 x 245 Treated Whitewood	✓	✓
Internal Walls (LB)	Internal wall panels will be pre-assembled where reasonable. Racking ply fixed if applicable 45 x 95 Treated Whitewood Sillplate; Bottom, Top & Headbinder Rails. 45 x 95 Treated Whitewood Studs at 600mm Ctrs 12.5mm Ply sheathing (where racking reqd) Lintols – multiple 45 x 245 Treated Whitewood	✓	✓
Internal Walls (non LB)	Internal wall panels will be pre-assembled where reasonable 45 x 95 Treated Whitewood Sillplate; Bottom, Top & Headbinder Rails. 45 x 95 Treated Whitewood Studs at 600mm Ctrs Lintols – multiple 45 x 245 Treated Whitewood	✓	✓
Roof	European Whitewood Glulam Ridge Beams c/w reqd. Connecting Plates & Brackets 'Posi-Strut' (or equivalent) roof joists at 600 ctrs, and of minimum 300 depth (to accom. insulation)	-	✓
	European Whitewood Glulam Ridge Beams c/w reqd. Connecting Plates & Brackets <u>To Living Area Only</u> 'Posi-Strut' (or equivalent) roof joists at 600 ctrs, and of minimum 300 depth (to accom. insulation) <u>To Living Area Only</u> Pre-Formed Roof Trusses To Form Flat Std. Height Ceiling To Remainder Of House	✓	-
	Blocking & Stops as reqd. Fixing Hardware where reqd. 12.5mm Ply Sheathing Whitewood framing materials for eaves; soffits and gable overhangs.	✓	✓
Roof Finish	SBS-modified bitumen (or equivalent) shingles c/w eaves/ridge packs; metal edges and underlay.	✓	✓
Cladding	WESTERN RED CEDAR cladding boards (unstained) to all external walls and soffits. WESTERN RED CEDAR fascias ; corner, window and door trim boards. (Excluding ceiling of Veranda)	✓	✓
Insulation	Roof : 300mm (2x150) glasswool insulation quilt Ext. Walls : 200mm glasswool insulation quilt Int.Walls : 100mm glasswool insulation quilt Intermediate Floors : 100mm glasswool insulation quilt	✓	✓
Internal	Redwood Timber Linings for fixing internally to the main front feature gable or wall – dependant on lodge type.	-	✓
	12.5mm TE Plain Plasterboard (Std. Density) to all internals of walls; ceilings (incl.roof). 12.5mm TE Moisture Resistant Plasterboard (Std. Density) to appliance walls of Bathrooms. Polythene Vapour Membrane (rolls) for fitting prior to plasterboard. Redwood, Plain or Ogee profile Skirting (Baseboards) Architraves & Trims. Loose material for shelf in closets.	✓	✓
Windows (Incl French & Patio Doors)	'Andersen'® Windows from the 400 Series. These include Self Cleaning Glass; Insect Screens; Crank Opening Hardware; Maintenance free external finish; PINE internal finish.	-	✓
	European manufactured timber windows in Baltic Pine. Various opening formats and configurations available. The windows are prefinished in white, but there are a wide range of alternative colours. Double-glazed : u-Value = 1.4 (Casement).	✓	-
Doors	External Pass Door : High Performance insulated door and frame, prehung in frame and c/w locking and handle hardware.	✓	✓
	Internal Pass Doors : Solid, Pine Finished Doors with 'Linings' type finish. Prehung within redwood frame. Incls. quality hinges and handle hardware. Requires stain/varnish finish.	-	✓
	Internal Pass Doors : Pine Panel Doors. Prehung within redwood frame. Incls. quality hinges and handle hardware. Requires stain/varnish finish.	✓	-
	Internal Closet Doors : Dependant on cupboard/wardrobe type, these will be either Pine panel, prehung in Redwood frame, or Mirror Sliding Door.	✓	✓
Kitchen Units	Good quality fitted kitchen units, designed to accept integrated appliance. Worktop included. Supply includes Stainless Steel Sink c/w Chrome Monobloc Tap.	-	✓
Kitchen Appliances	The following Integrated Appliances are provided :- - Integrated Larder Fridge - Built Under Single Electric Fan Oven - Integrated 45cm Dishwasher (Full Size To Kelowna)	-	✓
	- Integrated Washer / Drier - Electric 4 Zone Ceramic Hob - Integrated Cooker Hood		

The Scotia Range – Estuary & Mountain Specifications (contd)

Veranda <i>Where Included</i>	Deck construction consisting of Treated Wallplate; 45 x 195 Treated Timber Joists, Perimeter Joists & Nail-Lam Beams; 38 x 140 WESTERN RED CEDAR (WRC) S4S Deck Boards. Roof – Solid timber roof joists. Above joists – construction as Lodge Roof. WRC Planking for Fascia/Wrap to visible beam faces. Roof Support Posts – 140 x 140 DF Offsawn – no Treatment. WESTERN RED CEDAR (WRC) boards (unstained) To Ceiling Of Veranda	✓	✓
	Balustrades (where applicable) – Handrail 38 x 140 WRC S4S / Top (2 No.) & Bottom Rail 38 x 89 WRC S4S / Spindles 38 x 38 WRC S4S. Posts – 89 x 89 WRC S4S.	✓	✓
		-	✓
Open Decks <i>Where Included</i>	As 'Deck Construction' within Veranda.	-	✓
General	- Staged Drawings suitable for Planning and Building Warrant Application. Construction Issue Drawings. - Engineering Certification/calculations, for the home package elements only, suitable to comply with Central Scotland requirements. - Supplied suitable for erection on slab foundation. A suspended timber joisted main floor is available as an option.	✓	✓
Exclusions	Holding down hardware / DPC / General nails & screws, including plasterboard fixings / wardrobe hanging rails / Plumbing & Sanitaryware / Anything Not Stated Within Above Listings if in doubt, please ask.	-	-

Optional Extras/Variations :- Additional costs may be applicable to some options. Omissions will generate a credit.

- The home package can be supplied to suit a wide variety of foundations styles and formats. Suspended timber floors can be supplied using solid timber or engineered 'I' joists.
- Alternative roof finishes, or omission of the supplied finish.
- Insulation : Alternative types are available such as rigid foam or sheep's wool. We can also omit the supply of the insulation if required.
- Plasterboard : This can be omitted if required.
- Internal Doors & Finishes : Alternative styles available. These items can also be omitted if required.
- Kitchen Units (*where supplied*) : Alternative styles available.
- Open Decks : The area of decking and the specific location, can be varied to suit site or personal requirements.
- General : We will provide engineering and calculations for the home package, on the basis of the SER requirements for Central Scotland. These would also be suitable for locations in England and Wales. For locations in the others areas of Scotland, we can advise on the requirements when the actual location and preferred specification is known. We can also offer a full engineering service, including foundation certification, to meet SER requirements (*in Scotland*).

The above specifications are indicative only, and Log & Cedar Homes, reserve the right to alter or amend these, at any time without prior notice. These documents can not, and will not, form part of any contract. Contract specifications will only be issued with accompanying contract documents, and full terms and conditions.