



## STANDARD SPECIFICATIONS

*The following will be supplied and installed on site and works carried out as detailed below.*

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- Easy Pad or Ground Screw foundation system.
- Highly insulated 100mm PU SIP panel wall, floor and roof structure.
- Factory finished double glazed timber door system, fixed side lights and top swing window.
- Roof: Lowlander – Firestone single ply flat roofing membrane with 20-year guarantee and an expected 50-year lifespan.
  - Roof: Highlander – Spanish slate.
- Cladding: Vertical Thermowood cladding left to weather naturally.
  - Engineered oak flooring.
  - MDF painted skirting.
- Walls fully plasterboarded and decorated to your choice of colour.
- 4 chrome LED down lights internally, 3 or 4 chrome LED down lights externally.
  - 2, 3 or 4 x double sockets internally (depending on size).
- RCD breaker to ensure a safe and fully certified electrical connection.
  - PVC gutters and downpipes to rear of building for Lowlander.
  - Cast iron effect gutter & downpipe for Highlander.
    - Includes all erection and installation works.

(specification may be subject to change)

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