

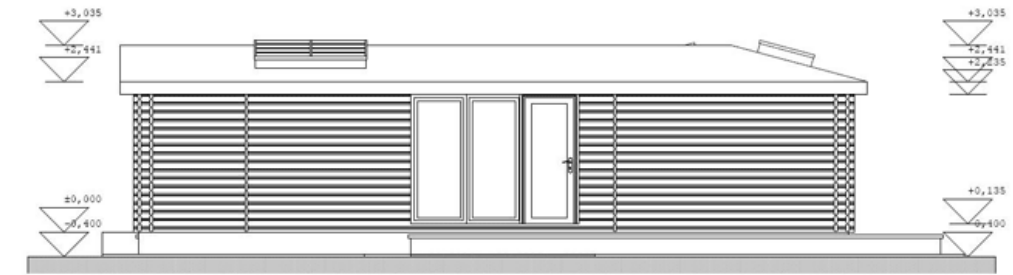
# Eco House Maggie / Twin Log Construction / Kit Materials:

1. Architect working drawings: Foundations plan, elevations, installation instructions, detailed technical drawings for all construction elements for obtaining SER and SAP certificates by your appointed structural engineer.
2. Quality tilt & turn inward opening timber windows, triple glazed filled with Argon gas. Ventilation slots. Frames. Handles. Timber finishing inside & out.
3. Large fixed windows triple glazed reinforced glass, as above.
4. Double glazed exterior timber doors. Double doors (Patio / 'French' doors). Reinforced glass. Security locks. Handles. Ventilation slots. Frames. Jamb extension. Timber finishing. Architraves.
5. Internal doors in solid timber. Frames. Handles.

(All windows and doors delivered finished, ready in their frames to slot into positions, including T-pieces, bordering boards (21X145mm) handles and fixings.

6. Floor construction for slab foundations: Bitumen DPC belt. Impregnated pressure treated timber floor joists 45X195mm at 400 centres. Building paper. Scandinavian 28mm T&G pine flooring. Listings. Skirting boards.
7. External walls 334mm thick from double layer 2X 92mm wide X 180mm high square logs with 150mm space for insulation. Fixings. Flax. Wooden pegs. Regulating bolts. All logs are already treated to protect the timber from insects, woos pests and mould.
8. Internal walls: stud frame with plaster board on both sides (121mm) or timber log panel clad (21X 180mm) instead, (137mm). Or, a mixture of both to suit. Vapour barrier. Fixings.
9. Roof construction from C16 timber 45X195mm at 600mm centres. Gluelam ridge beam 160X240mm. Space for insulation 250mm. 18mm covering boards / sarking. Vapour barrier. Roofing underlay (Divorol). 18X 120mm Eaves and gable boards.
10. Under roof interior: plasterboards or 11x88mm T&G timber clad. Exterior under roof 18X86mm T&G board (visible from ground level).
11. Gable boxes, from timber frame. 21mm log panels clad inside and out. Vapour barrier, fixings.
12. Terrace constructed from impregnated timber.

13. Extensive list of building accessories: Fixings, metal straps, nails, screws, tape, timber peg dowels, Flax, building foam, bird / insect net, flashings, building paper, wind barrier, Silicone guns, regulating bolts, metal fixator roads to tighten logs, water based preservatives & more.



## Not included:

Rainwater guttering. Insulation. Roof tiles. Wheelchair ramp.

## Optional Extras: (Price guide on request)

A. Log Home Scotland to construct the house on your prepared foundations to wind and water tight within 10 days (After which the house is ready for your after trades to commence work on: tiling roof, plumbing, electrical work, install bathrooms, kitchen, heating and finishing work. All of which you need to budget for).

B. For self build projects, we can provide a master craftsman (1) to assist your crew. Our master craftsman, while working with you on site, ensures speedy, correct and hassle free installation.

Cost: £ 220 per day, pro rata up to 2 weeks.

C. Velux windows.

D. Up to 30% increase in size of windows (where structurally viable).

E. Profiled steel roof with matching rainwater system.

F. Insulation

G. Clean burning multi-fuel stoves.

## Notes / others:

- If Log Home Scotland is to supply and build the Eco House, Vat is zero rated.
- For supply only, Vat is charged at standard rate. However, you are entitled to a refund of the Vat from HMRC even if you are not registered.
- Delivery of house is by 2 mega trailers (charged at cost)
- Schedule from contract to delivery to site is 5 to 8 weeks. Subject to T&C's (On request).

