



MOORPARK HOMES LTD

HOUSE KIT COMPONENT SPECIFICATION

STRUCTURAL KIT – First Delivery

Wallplate

Regularised 36 x 100mm or 36 x 150mm – random lengths.

Note! DPC supplied by builder where applicable

Ground Floor Construction

Joists 45 x 120mm or 45 x 145mm dressed, cross cut to length at 400mm centres maximum.

Timber stress graded in accordance with BS5268-2. Dwargs regularised, cross cut to length.

Runners – random length.

Flooring (ground & first floor)

18mm T & G V313 moisture resistant chipboard 600mm x 2400mm laid measure to suit 400mm centres.

22mm T & G V313 moisture resistant for upper floor of 1½ storey houses or to suit joist @ 600mm centres

External Wall Panels

Factory assembled panels with dressed 45 x 95mm or 45 x 145mm framing where applicable at 600mm centres, clad with 9.5mm sheathing plywood or other structurally approved sheathing material. Breather membrane factory fixed. Openings lintoled as required.

Panel sole plate 19 x 95mm or 19 x 145mm where applicable.

Panel headbinder – loose 45 x 95mm or 45 x 145mm where applicable.

First Floor Joists

Regularised 45 x 195mm or 45 x 220mm dressed and cross cut to length at 400mm centres maximum with joist hangers as required.

Timber stress graded in accordance with BS4978.

Roof Trusses

Gang nail, Mitek or equal system of manufacture at 600mm centres, timbers graded in accordance with BS5268-3 2006.

Roof pitch to specification. Normally 30° unless otherwise stated.

All trusses are manufactured to recommendation and requirements of BS5268 part 3 1985. Designed for normal interlocking concrete roof tiles or slates.

Gable Ladders

Gable ladders – factory assembled with redwood barge board and soffit factory fixed

Gable End Panels

Factory assembled panels clad with 9.5mm plywood sheathing or other structurally approved material. Breather membrane factory fixed.

Facia & Soffit

Redwood facia –treated 20 x 195mm.

Ext WPB ply 9mm thick soffit lining board, 2.4m lengths continuous eaves soffit vent (Note! UPVC can be supplied at an additional cost)

Loose Roofing Material

22 x 100mm treated truss

bracing.

Water tank bearers, water tank support.

9mm conditional OSB sarking, tile battens and counter battens, reinforced roofing felt to BS747-IF 44 x 50mm firestops, 22 x 50mm soffit framing.

Internal Partitions

Factory assembled load bearing 45 x 95mm and non load bearing panels 44 x 70mm studs at 600mm centres.

Structural Ironmongery

Galvanised holding down straps.

Stainless steel flexible wallties and nails

Galvanised joist hangers & twist nails

Galvanised truss clips and twist nails

Nails, Screws etc

All nails, screws etc to enable kit to be erected.

All structural nails treated against corrosion.

To be fixed in accordance with structural nailing schedule.

Timber Sundry Items

Plasterboard runner, plasterboard dwargs, electricians dwargs, 44 x 50mm firestops (site fitted) pipebox framing, 16 x 90mm porch entrance lining, temporary bracing material for kit erection.

WINDOWS, INSULATION & WALLBOARD –

Second Delivery

Windows

High performance redwood 'H' windows fully reversible canopy

type, severe exposure rated, suitable for 28mm thick double glazing, vacuum preservative treated, prepared for stain or paint finish, complete with handle, controllable ventilator/hood to sash, firestops fitted and prepared for site fixing. Double glazing - hermetically sealed factory made Low-E glass units normally with 20mm cavity, obscure glass to bathroom and toilet areas. (Note! u.p.v.c. can be supplied at an additional cost)

External Door Frames

58mm thick hardwood front door screen/door frame, door opening fully weatherstripped, sidelight where applicable, suitable for 20mm thick double glazing. Handle, lock & weather bar fitted, 3 point locking system.

Low-E sealed glass units (where applicable) (Note! u.p.v.c. can be supplied at an additional cost)

Rear Door

High performance insulated door pre-hung in frame, fully weatherstripped, with 3 point locking system, suitable for 20mm thick double glazing. Handle, lock and weather bar fitted.

(Note! u.p.v.c. can be supplied at an additional cost)

Garage Personal Door

Whitewood frame, threshold – door ext ply flush.

HOUSE KIT COMPONENT SPECIFICATION (cont.)

External Door

Ironmongery

Victorian brass letter plate
Victorian brass lever lock
furniture and mortice lock.
Brass butt hinges
Brass finish weather bar.
(Satin chrome
ironmongery can be
supplied on request)

Plasterboard

12.7mm taper edged
1200 x 2400mm to ceiling
and walls.
Plasterboard screws.
Moisture resistant
plasterboard to wet areas
in bathroom and toilet
areas.

Cove

127mm Gyproc cove
throughout house
(excluding cupboards)

Insulation

300mm (2 x 150mm)
insulation quilt to ceilings.
90mm or 140mm
insulation quilt to external
walls.
150mm insulation quilt to
ground floor

25mm acoustic
partitioning roll to
bathroom & en-suite
partitions.

Vapour Check

Polythene to NHBC
standards.

Pipe Boxing

50 x 25 framing (supplied
on first delivery)
12.7 mm plasterboard

TIMBER FINISHINGS – Third Delivery

Facings (Architrives) Skirtings

Select quality redwood
feature profile 16 x 70mm
facings
16 x 95mm skirtings, 16 x
50mm curtain plates
19mm cill boards and 16 x
35mm aprons.

Stairs (where applicable)

Stairs and balustrade in
softwood with square
chamfered newel posts
and spindles (turned
spindles supplied on
request)

Internal Door Sets

40mm prefinish 6 panel
white embossed door with
fitted 100mm loose pin
hinges and mortice latch
pre-hung in softwood
door frame, complete with
red pine stops.
Hardwood or softwood 15
pane panel feature door to
vestibule supplied pre-
hung where applicable
with fitted
clear bevelled glass.
Glazing for side screens
excluded.

Internal Door

Ironmongery

Scroll brass lever furniture.
(Satin chrome supplied on
request.)

Internal Screens (where applicable)

In hardwood or softwood,
complete with glazing
beads and stops factory
fixed.
Door hung in screen, door
checks fitted.

Wardrobe Doors

Double hinged 6 panel
white embossed doors to
bedrooms.

Shelving

Wardrobes –veneered
shelves. Cupboards – spar
or solid shelving.
Wardrobe hanging rail
where applicable.
Insulated ceiling hatch -
18mm chipboard cut to
size, 34mm framing.
Redwood facings and
stops fitted and complete
for installation.

Meterboard

18mm chipboard cut to
size.

Items not included and to be provided by Main Contractor/Customer/Builder

Foundations and underbuilding
External cladding
Drainage and other services
DPC material
Concrete lintols (where required)
Concrete cills and steps
Roof tiles and verge undercloak material
Plumbing material and rain water goods
Electrical materials
Central heating materials
Ames taping and filling materials for plasterboard
Cove adhesive
Decoration
Site works and site labour
Up & over garage doors
Kitchen units

The specification is for guidance only and does not constitute an offer or form part of any contract. To allow for continuous improvements in quality and service, we reserve the right to alter the above specification without notice.