

We hope this section makes it easy to understand what is or is not included in your quotation, so you can easily compare our prices and kit to that of other companies you may be considering.

## ITEMS **INCLUDED** AS STANDARD:

- DPC (Damp Proof Course)
- Soleplates (these form the overall layout of your rooms and are fixed to the slab, upon which the timber frame panels are fitted)
- Ground floor external panels complete with factory fitted breather membrane, OSB and stud markers
- Ground floor internal panels complete with factory fitted OSB on one side
- Floor joists (type as specified in the quotation – 'I'-joists, timber etc.)
- 22mm moisture resistant and protective tongue and groove flooring
- First floor external panels complete with factory fitted breather membrane, OSB and stud markers
- First floor internal panels complete with factory fitted OSB on one side
- Ceiling joists (type as specified in quotation – 'I' joists, timber etc.)
- Timber for tank stand
- Loft hatch – insulated and draught proof
- Roof trusses (standard, attic or otherwise) including bracing timber/ply
- Fascia, bargeboards and soffits (if specified)
- Timber for noggins to provide fixing points for kitchen units, electrical and plumbing systems and any other heavy items such as TV screens, air conditioning units etc. (provided we are made aware of such items)
- Fibreglass fire socks
- All nails, fixings, brackets and ironmongery required to erect the kit
- Stainless Steel brick-to-timber ties and nails
- Any bespoke steel required as part of the structure, including beams and brackets

**NOTE:** All timber, where required, is double vacuum treated

**In addition to the main structural elements of the kit, we will also supply any of the following if they have been built into the design:**

- Posts and beams (timber depending upon your preference)
- Cosmetic beams (timber depending upon your preference)
- Porch (timber depending upon your preference)
- Other cosmetic or specialist feature joinery
- Additional joinery/structural timber required for the roof (i.e. specially designed features)

**NOTE:** All joinery will be undertaken in our own workshops by specialist joiners – we do not outsource this aspect of the project thus ensuring perfect integration with the timber frame and delivery on schedule (subject to timber supply lead times)

## ITEMS **NOT** INCLUDED AS STANDARD:

**Whilst the following items are not included as standard we can of course supply them, usually from stock and at trade prices via our Merchant division:**

- Door linings
- Skirting – choice of chamfered, pencil-round, ogee or torus
- Architrave – choice of chamfered, pencil-round, ogee or torus
- Window sills
- Prepared (planed) timber for applications such as airing cupboard shelving etc.
- Insulation
- Staircases (made to order following approval of architectural drawings with a choice of timber and spindle design – lead time usually 7-14 working days)

### **Windows and doors**

If you are considering working with English Brothers Limited, you have probably already realised that we're all about choice – which is why we don't supply windows and doors as standard. Due to the vast range of styles and options available we consider it best to omit them from the quotation until we have discussed exactly the type and style you prefer (timber, uPVC, triple glazed, self-cleaning glass, colour, material and design of fittings etc.).

Furthermore, it is generally considered poor practice to supply windows pre-installed into the panels as this increases the risk of damage during building work – some of which may not be apparent until you come to clean, paint or stain the windows, by which time you may be unable to claim from your builder or carpenter as they are unlikely to admit responsibility.

We always recommend you source your windows separately from the timber frame kit and have them fitted by qualified, experienced installers once the brickwork has been completed. This reduces your overall costs and minimises damage.

If you would like English Brothers Limited to supply windows and doors please call for a chat about the style you would like and we will be happy to prepare a quotation. Thanks to our Merchant division, you will be able to buy all doors and windows at trade prices which we are certain will be less than you will pay elsewhere for the same quality and finish.