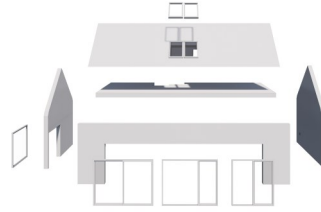
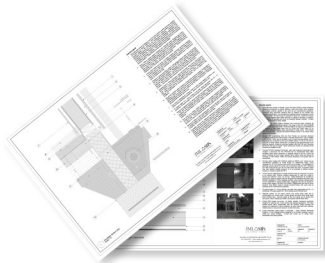
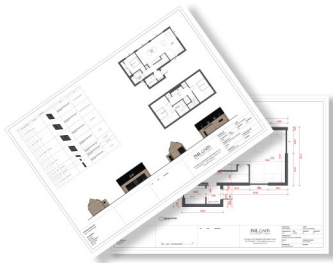


STANDARD HOUSE TYPE PRICE LIST



| House Type | GIA | Planning | Building Warrant | Kit Supply | Kit Erection |
|------------|-------------------|---|--|--|---|
| JÖRO 2 | 88m ² | £3,500 | £3,800 | £53,000 | £9,900 |
| JÖRO 3 | 116m ² | £3,500 | £3,800 | £73,000 | £13,500 |
| HJEM 1 | 120m ² | £3,500 | £3,800 | £66,000 | £13,000 |
| NORD 1 | 129m ² | £3,500 | £3,800 | £62,000 | £11,500 |
| NORD 2 | 158m ² | £3,500 | £3,800 | £95,000 | £17,000 |
| NORD 2.1 | 191m ² | £3,500 | £3,800 | £102,000 | £18,000 |
| NORD 2.2 | 191m ² | £3,500 | £3,800 | £103,000 | £18,500 |
| | | <p>THIS INCLUDES:</p> <ul style="list-style-type: none"> Drawing/design package suitable for planning application Handling of the planning application Use of design at specific site <p>THIS EXCLUDES:</p> <ul style="list-style-type: none"> Alterations/amendments to planning application once submitted Local Authority planning application fees Planning consultant fees if required Planning appeal fees if required Site visit travel expenses | <p>THIS INCLUDES:</p> <ul style="list-style-type: none"> Drawing package suitable for building warrant application Handling of the warrant application SAP calculation <p>THIS EXCLUDES:</p> <ul style="list-style-type: none"> Structural Engineers fees Local Authority building warrant application fees Topographic survey Site visit travel expenses Air tightness test on completion | <p>THIS INCLUDES:</p> <ul style="list-style-type: none"> Full structural SIPs kit (walls, roof, first floor structure, first floor deck, fixings, external windows & doors. See detailed specification for more info) <p>THIS EXCLUDES:</p> <ul style="list-style-type: none"> External finishes Internal finishes Site specific structural requirements Site visit travel expenses | <p>THIS INCLUDES:</p> <ul style="list-style-type: none"> Structural kit erection to 'wind & watertight' stage including fitting of breather membrane externally Fitting of windows and external doors into openings <p>THIS EXCLUDES:</p> <ul style="list-style-type: none"> Accommodation / subsistence for workforce where required Scaffold, Site welfare, telehandler, craneage etc |



All costs are estimated, based on our standard specification and are indicative until further site details are determined. Site conditions may have a bearing on the kit cost, we would be happy to prepare a personalised quotation based on your project specific requirements and give an accurate cost assessment subject to design and engineering. Kit components will form the structure of the building and consist of the shell formed in SIPs, external membranes and external doors and windows. The industry term for this stage is wind and watertight. For full details of our standard specification, please contact us to discuss your project in more detail. We have experienced construction professionals on hand to advise you at every stage of the build.

5 STRATHEARN HOUSE, MAIDENPLAIN PLACE,
ABERUTHVEN, PERTSHIRE, PH3 1GX

Tel: 01764 663271 Email: info@jmlsips.co.uk www.jmlsips.co.uk



STANDARD RANGE KIT SPECIFICATION

| Drawings | Description |
|--|---|
| Planning Permission Drawings | On receipt of a signed contract and deposit, architectural drawings of the building design for planning submission purposes will be provided |
| Building Warrant Drawings | Technical drawings for the design will be prepared and issued once we are instructed to proceed. NB. Neither drawing package will include site specific drawings, information or submission of the application unless we are appointed to complete the Planning and Building Warrant services overleaf |
| Ground Floor | Description |
| DPC | Damp proof course |
| Soleplate | Perimeter timber to take base plate |
| Internal Load Bearing Walls | Description |
| Hemsec SIPs | As detailed by structural engineer |
| Timber studwork | Sized by engineer |
| Internal Non-Load Bearing Walls | Description |
| Timber studwork | As detailed by structural engineer |
| External Wall Panels | Description |
| Hemsec SIPs | SIPs as detailed by structural engineer |
| Breather Membrane | Corotop or specification appropriate for external finish |
| Structure | Structural timber columns, beams, and other structural elements as required |
| First Floor | Description |
| Floor Joists | Posi-joist system with open-web allowing for the installation of services such as pipework, cabling, mechanical heat recovery systems and other services |
| Flooring | 22mm Egger P5 moisture resistant T & G chipboard |
| Roof | Description |
| Hemsec SIPs | SIPs as detailed by structural engineer |
| Roofing Membrane | Corotop or equal |
| Structure | Structural timber columns, beams, and other structural elements as required |
| Vapour Control Layer | Description |
| External Walls and Ceiling | Installed at external junctions to allow follow on contractor to complete after kit erection to seal the external envelope |
| Windows and External Doors | Description |
| NorDan aluminium clad triple glazed | Further options available depending on required specification. Anthracite finish |
| Rooflights | Description |
| Velux triple glazed with insulated frames and airtight flashings | Further options available depending on required specification. Anthracite finish externally, white internally |
| Kit Payment Terms | Description |
| 10% non-refundable deposit with order | Covers structural engineering work, General Arrangement drawings & scheduling into manufacturing timetable. |
| 40% prior to manufacture | Covers part of the cost of materials and the production of construction drawings for cutting the kit |
| 50% prior to dispatch from the factory | Covers the remaining cost of materials and the manufacturing process, including internal stud walls, delivery etc. |
| Windows | Subject to individual manufacturers' payment terms |
| Kit Erection | On completion |
| VAT excluded on Price List | New builds designed as dwellings are zero rated, contact HMRC for further details. In summary, VAT is zero rated on construction services but not supplies. Packages with construction services included (Supply and erect) are zero rated. Supply only packages will be standard-rated (20%) but VAT paid on building materials can be reclaimed upon completion. Alternatively building materials (Supply only) are zero-rated when purchased via the contractor installing them. |

For full terms and conditions please contact our team who will be more than happy to assist you.

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