

# Stately-Albion Build Specification

**CHASSIS** - All welded mild steel chassis constructed using two main longitudinal bearers and braced with transverse members. The home will have 2, 3, 4 or 5 axles dependent on length of the home. Chassis come with holding down points, jacking & support points to aid in the siting of your home. Detachable draw bars can be positioned to front and rear for siting purposes. Axle stands are provided with your home.

**FLOORS** - The floor is built upon the chassis with timber (& some steel) floor joists at 400mm centres, which are securely fixed to the chassis. A continuous multi foil insulation is run over the floor joists. As well as aiding the insulation, this acts as a moisture barrier to the underside of the home. Mineral wool insulation is also fitted between the floor joists which works in conjunction with the multi-foil to give a U-value of 0.31. The floor will contain the pipework for plumbing fixtures such as radiators & water supply to sanitary ware. The pipework is fitted above the insulation to protect from frost. The floor also contains some of the electrical wiring within your home. The floor is finished with flooring grade plywood and your desired final finish such as carpet or floor tiles.

**ROOF** - The roof is constructed from pre-fabricated timber trusses at 600mm centres & designed to fit your homes width and ceiling type (flat/vaulted). An attic access is provided (to flat ceilings only). Limited ply flooring may be provided around the hatch depending upon individual request. A 12.5mm foil lined plasterboard is used at ceiling level. Mineral wool insulation is fitted at ceiling level. This is a 'cold roof' system which requires ventilation within the attic space. The U-value of the roof is 0.16 if flat and 0.17 if vaulted. The roof is finished with Metrotile stone coated steel roof tiles laid upon timber battens. Fascia's, guttering and downpipes are all UPVC.

**EXTERNAL WALLS** - Timber frame construction with uprights generally at 400mm centres. Please note additional uprights are used for adjacent wall fixings, around windows/doors and for cladding fixing points. The internal side of the timber uprights are clad in 12mm plywood for strength, then 9mm MGO board which provides a stable surface for wallpaper. External sides are boarded with MGO board with a ventilated air void to prevent condensation within the wall. The internal face shall be wallpapered or tiled in your requested finish. The external face shall be stippled with an acrylic render or Canexel cladding depending upon customer specification. The external walls are insulated with PIR foil faced rigid insulation boards fitted tight between the timber studwork. We achieve a U-value of 0.31 for a render finish and 0.33 for a Canexel finish.

**INTERNAL WALLS** - Timber frame construction with uprights generally at 400mm centres. Please note additional uprights are used for adjacent wall fixings, around doorways and for board fixing points. Walls faced with plywood and/or MGO board dependent on design factors. The wall shall be finished with wallpaper or wall tiles dependent upon customer specification.

**WINDOWS AND DOORS** - All UPVC double glazed with upgrade options for triple glazing. A composite external door may have been provided as an optional extra or standard on certain models. Where needed windows and doors will contain trickle vents to meet ventilation requirements set out in BS 3632:2015. Windows can be part opened and locked (with push button) in a position to provide additional ventilation while remaining secure from the outside.

**\*PLEASE NOTE: THIS IS A BASIC GUIDE TO YOUR HOMES STRUCTURE/BUILD SPECIFICATION. PRODUCTS USED AND BUILD METHODS CAN CHANGE DUE TO VARYING FACTORS. PLEASE CONTACT OUR CUSTOMER CARE DEPARTMENT ON 01495 244472 SHOULD YOU REQUIRE MORE IN-DEPTH DETAILS REGARDING YOUR SPECIFIC HOME.**

# Stately-Albion 10 Year Warranty



## STATELY -ALBION LIMITED

Stately-Albion are pleased to announce that all homes will now have a comprehensive warranty for two years. Subject to the following exclusions.

All warranty timescales will apply from date of despatch from Stately-Albion, unless otherwise stated. These warranty terms apply for all homes built from 1st January 2019.

### Warranty Timescales and Obligations:-

- **45 Days.** Cosmetic Damage must be reported to Stately-Albion within 45 days of the date of despatch from Stately-Albion.
- **2 Years.** Stately-Albion will operate a comprehensive warranty for two years. With the exception of cosmetic damage, not reported within the 45 days period.

### 2nd Year of Cover Excludes:

- Curtains, and other loose furnishings.
- Beds & Divans/Bases.
- Lounge Suites.
- Dining & other loose Furniture.
- Fire Places.
- Carpets.
- Tile Grouting & Sealant.
- **2 Years.** Ariston Boilers are warranted for two years from Date of Commission. \*
- **2 Years.** Beko Appliances are covered for two years from Date of Registration. \*\*
- **2 Years.** Exterior UPVC Window & Door Handles are warranted for two years. \*\*
- **5 Years.** Exterior UPVC Window & Door Hardware and Glazing are warranted for five years. \*\*
- **5 Years.** Vinyl doors are warranted against defective materials. \*\*
- **10 Years.** Exterior UPVC Windows and Frames are warranted for ten years. \*\*
- **10 Years.** Canexel Cladding is warranted for ten years. \*\*
- **10 Years.** Mapei render system is warranted for ten years. \*\*
- **Years 3 to 10.** Platinum Seal Structural Warranty. This warranty covers all structural aspects of the home. \*\*\*

**Additional warranties may apply to particular homes and specifications.** Please see your customer handbook.

### Important notice:

**All Resitex rendered homes must be painted within the first 2 years of construction, and every 3 years thereafter. We recommend that all homes in a coastal or exposed location are painted every 2 years. Failure to adequately maintain the exterior of your home could result in water ingress. We recommend using Resitex Resifine, but any exterior grade emulsion can be used. Should you have an on-going issue with your exterior, you must continue with regular maintenance painting to prevent invalidating an existing claim. Please consult your Home Owner Handbook for further details.**

\* Manufacturer's Warranty. This may vary if a non-standard item has been selected. Please refer to user manuals. Extensions maybe offered via manufacturer. General maintenance or servicing may apply to ensure warranty. Gas Safe or OFTEC approved engineers must be used for all Gas or Oil Commissions, in order for the warranties to apply.

\*\* Manufacturer's Warranty. This may vary if a non-standard item has been selected. Please refer to user manuals. Extensions maybe offered via manufacturer. General maintenance or servicing may apply to ensure warranty. Length of warranty will alter where manufacturer changes. Stately-Albion reserves the right to alter the length of the stated warranty period to suit the applicable manufacturer's warranty.

\*\*\* Third party operated warranty scheme, First homeowner must contact Platinum Seal to ensure they are properly registered. Please consult the Platinum Seal website for details <https://www.platinumseal.co.uk/>

