

# WHAT MAKES US DIFFERENT

## HOW DO WE COMPARE?

This handy checklist helps to summarise our complete turnkey service. The only one of its kind.

	THE COMPLETE OAK HOME	ARCHITECT	OAK FRAMER	BUILDER
<b>Design, planning and costing</b>				
Planning – incl. outline and pre planning applications	✓	✓	①	x
Construction drawings	✓	✓	①	x
Building regulations	✓	✓	①	x
Contract preparation	✓	✓	x	x
Surveyors (e.g. habitat, arboricultural, ground)	✓	②	x	x
Third party specialists (e.g. engineers, SAP consultants)	✓	②	x	x
<b>Budgets and costs</b>				
Project cost planning	✓	x	x	x
Value engineering ③	✓	x	x	x
Financing (available if required)	✓	x	x	x
<b>Construction</b>				
Site clearance (demolition where necessary)	✓	x	x	✓
Substructure - foundations, drainage	✓	x	x	✓
Oak frame	✓	x	✓	x
Panelised system if used	✓	x	④	✓
Super structure (walls, roof, doors and windows)	✓	x	x	✓
First fix electrical and plumbing (hidden)	✓	x	x	✓
Fitting out (incl. kitchen, bathrooms, floor and wall finishes)	✓	x	x	✓
Second fix electrical and plumbing (visible)	✓	x	x	✓
Painting and decorating	✓	x	x	✓
Contract administration (CA) throughout construction	✓	✓	x	x
<b>Post construction</b>				
CA throughout the 12 month Reconciliation Period	✓	⑤	x	x
Issue architects certificate	✓	✓	x	x

① Some provide this service by using external architects

② They coordinate but ask you to contract the services directly leaving the risk liability with you

③ A systemic method, applied throughout the entire design process to improve the value of the finished house

④ Some manufacture, or are agents for, these panels and have a vested interest in selling them

⑤ Some architects provide this but some don't like to take on the responsibility and risk liability