

To help you decide between our You Build or Coldwells Build service, we've itemised each stage of the construction process.

SERVICE	YOU BUILD	COLDWELLS BUILD
LOCATION	UK WIDE	ABERDEEN/SHIRE
[01] PLANNING + DESIGN DEVELOPMENT:		
CONSULTATION AND FULL PROJECT MANAGEMENT	✓	✓
ARCHITECTURAL DESIGN, PASSIVHAUS MODELLING & ENGINEERING	✓	✓
AN INTRODUCTION TO GREEN MORTGAGE PROVIDERS	✓	✓
PLANNING PERMISSION & BUILDING WARRANT APPLICATION	✓	✓
STAGED PAYMENT PLAN	✓	✓
CONSTRUCTION PROGRAMME	✓	✓
[02] SITE ASSESSMENT AND GROUNDWORKS:		
SPECIALIST SURVEYS - TOPOGRAPHICAL & GROUND INVESTIGATIONS	✓	✓
DEMOLITION & ASBESTOS REMOVAL	✗	OPTION TO ADD
GROUNDWORKS	✗	✓
FOUNDATIONS & SUBSTRUCTURE	✗	✓
[03] CUSTOMER CHOICE ITEMS:		
EXTERNAL CLADDING	✓	✓
PITCHED ROOF FINISH [METAL]	✓	✓
PITCHED ROOF FINISH [SLATE]	✗	✓
FLAT ROOF FINISH [MEMBRANE]	✓	✓
FLAT ROOF FINISH [SEDUM]	✗	OPTION TO ADD
ENGINEERED WOOD FLOORING	OPTION TO ADD	✓
WALL & FLOOR TILES	OPTION TO ADD	✓
KITCHEN	✗	✓
BATHROOM & SANITARY WARE	✗	✓
INTERNAL LIGHTING	✗	✓
PAINT COLOUR*	✗	✓
[04] MANUFACTURE, DELIVERY, ASSEMBLY & EXTERNAL FINISHES		
PREFABRICATED OF WALL PANELS, ROOF STRUCTURE	✓	✓
INTERNAL PARTITIONS	✓	✓
WINDOWS, ROOF LIGHTS, EXTERNAL DOORS & CLADDING PRE-INSTALLED	✗	✓
SCAFFOLDING	✓	✓
CRANE HIRE	✓	✓
DELIVERY OF PASSIVHAUS	✓	✓
ASSEMBLY OF PASSIVHAUS	✓	✓
INSTALL ROOF FINISH	✓	✓

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[04] MANUFACTURE, DELIVERY, ASSEMBLY & EXTERNAL FINISHES		
INTERIM AIRTIGHTNESS TEST	✓	✓
INSTALL GUTTERS & DOWNPIPES	✓	✓
DOUBLE GARAGE	OPTION TO ADD	OPTION TO ADD
HARD LANDSCAPING [PATHS, DRIVEWAYS, ACCESS ROADS]	✗	OPTION TO ADD
SOFT LANDSCAPING [TREES, TURF, PLANTS]	✗	OPTION TO ADD
[05] INTERNAL FIT OUT & INSTALLATION:		
FIRST FLOOR STRUCTURE	✓	✓
STAIRCASE	✓	✓
KITCHEN & APPLIANCES	✗	✓
BATHROOM & SANITARYWARE	✗	✓
BUILT-IN WARDROBES	✗	✓
DOOR SETS & SKIRTING BOARDS	OPTION TO ADD	✓
PLUMBING & HEATING	✗	✓
VENTILATION SYSTEM [MVHR]	✓	✓
ELECTRICAL WORK & CAR CHARGING POINT	✗	✓
SOLAR PV & BATTERY STORAGE	✗	OPTION TO ADD
PLASTERBOARD & PLASTER FINISHES	✗	✓
DECORATION, FLOORING & TILING	✗	✓
[06] SERVICES:		
UTILITIES CONNECTIONS - MAINS WATER, DRAINAGE, ELECTRICITY	✗	OPTION TO ADD
BELOW GROUND DRAINAGE & RAINWATER SOAKAWAY	✗	✓
SUPPLY OF SEPTIC TANK OR SEWAGE TREATMENT PLAN [IF APPLICABLE]	✗	OPTION TO ADD
[07] WARRANTY, CERTIFICATION & HANDOVER:		
GUIDED WALK THROUGH	✓	✓
FINAL AIRTIGHTNESS TEST	✗	✓
VENTILATION SYSTEM COMMISSIONING	✓	✓
BUILDING INSPECTOR SIGN OFF & COMPLETION CERTIFICATE	✗	✓
10 YEAR STRUCTURAL WARRANTY	OPTION TO ADD	OPTION TO ADD
PASSIVHAUS CERTIFICATION	OPTION TO ADD	✓
[08] DEDICATED AFTERCARE:		
REQUEST FOR FEEDBACK ON PASSIVHAUS PERFORMANCE	✓	✓
6 MONTH FOLLOW UP TO RESOLVE SNAGGING	✗	✓