DWELLII

Premium Modular Housing



BUILDING SPECIFICATION

Micro TWO

TR01 · TR02 · TR02 SD · TR03 and mixed variants

English translation for information; the German version is legally binding.

Document BB/2026/11/V15/EN
As of 11 November 2026

DWELLII GmbH · Lärchenstr. 3 · 91207 Lauf a.d. Pegnitz
www.dwellii.com · hello@dwellii.com · +49 152 395 10120

DWELLII
Premium Modular Housing

HOW TO READ THIS BUILDING SPECIFICATION

This Building Specification describes the scope of delivery of your DWELLII house of the Micro TWO family. It is the technical basis of the house contract in the version attached to the contract. Prices are set out in the quotation and the price list, not in this document. You choose finishes, colours and product series in the specification protocol; manufacturers named stand for the quality class and may be replaced by equivalent products.

Three specification levels

SHELL HOUSE

Structural shell with complete installations: building envelope, windows, front door, roof, electrical, plumbing and heating installations are finished. You take care of floor coverings, wall and ceiling linings (walls: OSB board visible; ceiling: battens of the services layer visible), sanitary ware, luminaires and interior doors. The air-conditioning unit, underfloor heating and ventilation with heat recovery are included in all three levels.

BASIC

DWELLII Standard with simplifications of your choice, which can be combined individually and are the same for all models: uPVC windows (the entrance door remains aluminium), design flooring instead of parquet, SPC covering in the bathroom, shower tray instead of walk-in shower, surface-mounted fittings. Each item reduces the price according to the price list.

DWELLII STANDARD

Turnkey with Premium specification: aluminium windows, engineered oak parquet, large-format tiles, walk-in shower, concealed fittings and bathroom furniture.

The columns

X	The service is included in this specification level.
X under Basic	If a row has a cross under Basic but not under Standard, the row is a simplification: it replaces the Standard row directly above it (example: uPVC instead of aluminium windows).
External	Service provided by third parties or by the client. DWELLII prepares, coordinates and specifies the requirements; not included in the house price and billed outside it.
Optional	Available in addition at extra cost according to the price list or on request.
Model	The row applies only to the model or variant stated.
Specification protocol	You define the specific products, finishes and colours together with us in the specification protocol. It supplements this Building Specification and does not contradict it.

Models in this family

TR01 · TR02 · TR02 SD · TR03 and mixed variants. All models share the same construction and specification; they differ in floor plan, roof shape and window arrangement.

Document: BB/2026/11/V15/EN · Micro TWO · as of 11 November 2026 · DWELLII GmbH, Lärchenstr. 3, 91207 Lauf a.d. Pegnitz · The version attached to the house contract applies. English translation for information; the German version is legally binding.

PART A · SERVICES AROUND THE HOUSE

Chapter	Description	Shell house	Basic	Stan-dard	Exter-nal	Option-al	Model
Planning and approval A1	Load plan for the foundation design	X	X	X			
	Geological survey of the plot				X		
	Topographical survey				X		
	Structural calculation of the DWELLII house	X	X	X			
	Structural check by a checking engineer and structural calculation for the building permit (if required)				X		
	Thermal insulation verification, energy performance certificate, sound insulation and fire protection calculations for the building plot by energy efficiency experts, not included in the house price				X		
	Design in accordance with the Building Modernisation Act (GModG, formerly GEG); energy standard Efficiency House 55 (KfW efficiency house level) as the design basis Efficiency House 40 is not offered for Micro TWO. Eligibility for KfW funding depends on the verification for the specific house; for the TR03, according to the energy consultancy, Efficiency House 55 is only achieved with approx. 2 m2 of photovoltaics or with a blower door test (neither included in the house price).	X	X	X			
	Blower door test					X	
	Planning documents for the building permit	X	X	X			
	Referral of a liaison architect for the building permit					X	
	Registration of utility connections (electricity, water)				X		
	Construction all-risks insurance				X		
Transport, as-sembly, connection A2	Modular construction: 2 modules (transport dimensions approx. 2.50 × 9.0 to 9.5 m each, max. approx. 10 t), connection and sealing of the modules on site	X	X	X			
	Transport organisation and necessary permits	X	X	X			
	Transport from the factory to the building site organised by DWELLII, invoiced separately according to quotation				X		
	Assembly crane and crane pad, access check				X		
	Screw foundations / frost-proof foundations incl. earthworks and concrete works				X		
	Earthing system				X		
	Supply and drainage lines up to beneath the utility room				X		
	Insulated utility room for all supply lines	X	X	X			
	Connection to supply and drainage in the utility room (waste water, electricity, water)	X	X	X			
	Electricity and water meter positions outside the house (meter pillar / meter pit) as a rule, DWELLII plans with meters outside the house				X		

PART A · QUALITY AND CONSTRUCTION

Chapter	Description	Shell house	Basic	Stan-dard	Exter-nal	Option-al	Model
Quality and warranty A3	Voluntary quality controls in the factory	X	X	X			
	Testing of the installed products for emissions and pollutants	X	X	X			
	Type structural calculation for snow load 2.50 kN/m2 (site up to 1,000 m above sea level; permissible ground elevation up to approx. 430 or 1,070 m depending on the snow load zone), wind zone 3 inland and earthquake zone 3 (DIN 4149); separate structural calculation on the coast, at higher altitudes and for higher loads	X	X	X			
	Warranty in accordance with the house contract and the statutory provisions (German Civil Code, BGB); accessories according to the manufacturer's terms details are governed by the house contract	X	X	X			
Construction A4	Timber frame construction of structural solid timber C24 and glued laminated timber GL24, cross-sections according to the structural calculation	X	X	X			
	External wall: 95 mm timber frame with stone wool insulation and a second 60 mm insulation layer in the battens, without air gap, inside plasterboard on OSB board, outside wind barrier and ventilated facade of thermally modified timber with decorative profiles; total thickness approx. 305 mm, U-value 0.23 W/(m2K) In the shell house without plasterboard: the OSB board remains visible.	X	X	X			
	Floor: timber structure with 290 mm stone wool insulation in two layers, underneath wind barrier and non-combustible fibre cement board, on top OSB floor deck, levelling compound with embedded heating cables (underfloor heating) and fully bonded parquet; total thickness 352.5 mm, U-value 0.13 W/(m2K) In the shell house without parquet: the levelling compound with heating cables is ready for the floor covering.	X	X	X			
	Roof: 145 mm stone wool insulation between the beams plus 95 mm cross layer, 100 mm services layer for cables and pipes. Flat roof (TR01, TR02): vapour barrier, OSB board, stone wool insulation above the deck and roof waterproofing of PVC membrane; total thickness approx. 484 mm, U-value 0.10 W/(m2K). Gable roof with approx. 11.5° pitch (TR02 SD, TR03): vapour retarder, roofing underlay, rear ventilation without counter battens, boarding of 22 × 120 mm boards, separating layer and steel sheet roofing 0.5 mm, seamed on site; total thickness approx. 407 mm, U-value 0.15 W/(m2K). In the shell house without plasterboard: the battens of the services layer remain visible.	X	X	X			
	Interior walls: timber frame, boarded on both sides, with sound insulation	X	X	X			
	Airtight building envelope: OSB boarding on the room side as vapour-retarding layer in wall and floor, vapour retarder (gable roof) or vapour barrier (flat roof) in the roof, bonded board joints	X	X	X			
	Rodent and insect screens at the base, roof edge and window sills	X	X	X			
	Clear room height: TR01, TR02 and TR02 SD approx. 2.90 m, in the bathroom approx. 2.60 m; TR03 sloping ceiling from approx. 2.45 m at the external walls to approx. 2.90 m at the ridge, in the bathroom approx. 2.20 m	X	X	X			

CONSTRUCTION · SECTIONS

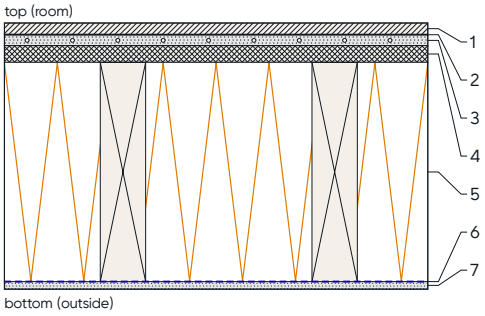
Layer sequence according to the thermal insulation verification, layer thicknesses to scale (1:10 when printed on A4). Order from inside to outside, for the floor from top to bottom; the numbers in the drawing refer to the list below it. The heading of each drawing states the total thickness and U-value according to the verification.

Values according to the thermal insulation verification

Layer thicknesses and U-values are taken from the thermal insulation verification (component calculation) for the models TR01 (flat roof) and TR03 (gable roof), Efficiency House 55. They also apply to the TR02 (flat roof as TR01) and the TR02 SD (gable roof as TR03); the external wall and floor have the same build-up in all models. The total thicknesses include the plasterboard interior lining and, for the external wall, also the decorative profiles of the facade; the profiles are in front of the rear ventilation and do not change the U-value. The gable roof is verified with board sheathing under the metal sheet seamed on site, without counter battens. Boundary conditions inside 20 °C / 50 % relative humidity, outside −5 °C / 80 %; no condensation occurs in any component. Membranes and sheets are shown without thickness. In the shell house the inner finishing layer is omitted in each case (parquet, plasterboard on wall and ceiling); the OSB board then remains visible on the wall and the battens of the services layer on the ceiling. The thermal insulation verification for the specific house and plot is carried out separately by the energy consultant.

Floor

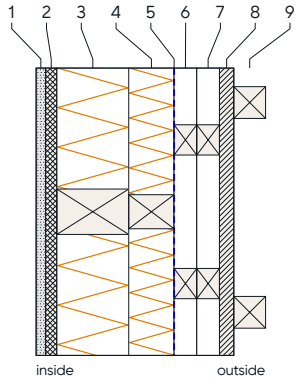
352.5 mm · U 0.13 W/(m2K)



1. Parquet, fully bonded (not in the shell house) – 15 mm
2. Parquet adhesive (not in the shell house) – 1 mm
3. Levelling compound with embedded heating cables (underfloor heating) – 14 mm
4. OSB/3 floor deck – 22 mm
5. Timber joists with stone wool insulation in two layers – 290 mm
6. Wind barrier, vapour-permeable
7. Fibre cement board, non-combustible (A1) – 10 mm

External wall

approx. 305 mm · U 0.23 W/(m2K)



1. Plasterboard (not in the shell house) – 12.5 mm
2. OSB/3 board – 15 mm
3. Timber studs with stone wool insulation – 95 mm
4. Battens with stone wool insulation, without air gap – 60 mm
5. Wind barrier, vapour-permeable
6. Counter battens (rear ventilation) – 30 mm
7. Cross battens (rear ventilation) – 30 mm
8. Facade of thermally modified timber (e.g. Lunawood or equivalent) – 19 mm
9. Decorative profiles of thermally modified timber 42 × 42 mm, in front of the facade – 42 mm

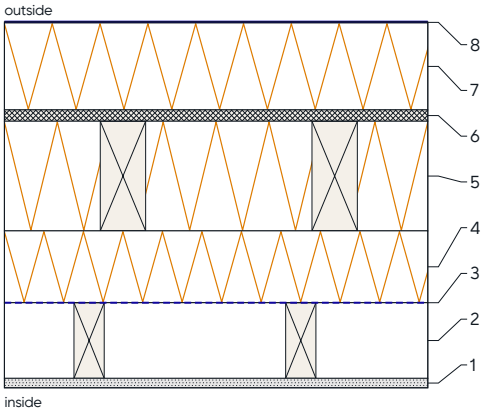
Hatching legend

- Timber (parquet, boarding, facade)
- Wood-based panel (OSB)
- Insulation (stone wool, wood fibre)
- Air layer, services layer (cavity)
- Membrane, sheet (shown without thickness)
- Steel sheet (thickness shown enlarged)
- Timber structure, battens, profiles (in section)
- Mineral board (plasterboard, fibre cement)
- Screed or levelling compound with underfloor heating
- Adhesive
- Roof waterproofing of PVC membrane (thickness shown enlarged)

CONSTRUCTION · SECTIONS (CONTINUED)

Flat roof (TR01, TR02)

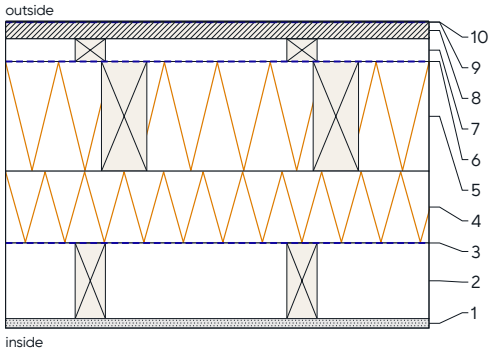
approx. 484 mm · U 0.10 W/(m2K)



1. Plasterboard (not in the shell house) – 12.5 mm
2. Services layer: battens with cavity for cables and pipes – 100 mm
3. Vapour barrier
4. Stone wool insulation, cross layer – 95 mm
5. Timber beams with stone wool insulation – 145 mm
6. OSB/3 board – 15 mm
7. Stone wool insulation above the deck, average – 115 mm
8. Roof waterproofing of PVC membrane – 1.5 mm

Gable roof (TR02 SD, TR03)

approx. 407 mm · U 0.15 W/(m2K)



1. Plasterboard (not in the shell house) – 12.5 mm
2. Services layer: battens with cavity for cables and pipes – 100 mm
3. Vapour retarder
4. Stone wool insulation, cross layer – 95 mm
5. Rafters with stone wool insulation – 145 mm
6. Roofing underlay, vapour-permeable
7. Battens (rear ventilation) – 30 mm
8. Boarding of 22 × 120 mm boards – 22 mm
9. Separating layer (anti-drumming layer)
10. Standing-seam steel roofing, electrostatically coated, dark (RAL 9005), seamed on site – 0.5 mm

The manufacturer products for each layer are listed in the master BOM; the Building Specification states the function of each layer so that equivalent products can be used.

PART B · 01 FACADE · 02 ROOF

Chapter	Description	Shell house	Basic	Stan-dard	Exter-nal	Option-al	Model
01 Facade	Ventilated facade of Finnish thermally modified timber (Lunawood or equivalent), brushed, quality class B small knots are part of the natural material	X	X	X			
	Surface left natural or grey-stained in the factory; selection in the specification protocol	X	X	X			
	Decorative profiles and window reveals of thermally modified timber; utility room doors clad in timber to match the facade	X	X	X			
	External aluminium window sills, powder-coated in the window colour	X	X	X			
	Facade of thermally modified timber class A (knot-free) on request					X	
	Facade painted black or Yakisugi (charred timber)					X	
	Alternative facade: metal cladding on request					X	
02 Roof and drainage	Flat roof without roof overhang, roof waterproofing of PVC membrane, internal drainage	X	X	X			**TR01, TR02**
	Gable roof approx. 11.5°, timber construction with boarding and standing-seam steel roofing 0.5 mm, electrostatically coated, dark (RAL 9005), seamed on site, with separating layer (anti-drumming layer)	X	X	X			**TR02 SD, TR03**
	Gutters and downpipes concealed in the facade (gable roof) or roof outlets through the utility room (flat roof)	X	X	X			
	Leaf guards; connection of the downpipes to the underground drain underground drain by the client	X	X	X			
	Snow guard system					X	**Gable roof**

PART B · 03 WINDOWS, EXTERNAL DOORS, SUN PROTECTION

Chapter	Description	Shell house	Basic	Stan-dard	Exter-nal	Option-al	Model
03 Windows and external doors	Aluminium windows, triple glazing, outside dark grey (RAL 7016), inside finish according to the specification protocol			X			
	uPVC windows (REHAU or equivalent), also for the tall window elements (2.40 m), triple glazing, dark grey the entrance door remains aluminium	X	X				
	Thermal insulation of the windows: Uw averaged over all windows of the house ≤ 0.85 W/(m2K)	X	X	X			
	Window handles in silver (Roto Line or equivalent)	X	X	X			
	Aluminium entrance door: unglazed door leaf, multi-point locking	X	X	X			
	Entrance door with glazed door leaf, frame in uPVC or aluminium to match the chosen window type on request					X	
	Two external doors to the utility room, in the facade colour, timber-clad	X	X	X			
	Tilt function bathroom window / tilt-and-turn kitchen window					X	
	Roof window in the sleeping area (Velux or equivalent) with external blind					X	**Gable roof**
	Designer handles (Lineacali or equivalent)					X	
Sun and insect protection	Electric aluminium roller shutters with visible box for the living rooms and bedrooms	X	X	X			
	External venetian blinds (Warema or equivalent), boxless and concealed in the facade, electric, all windows and glass doors replace the roller shutters; always factory-fitted					X	
	Pleated insect screens on all opening windows and doors only as a complete package					X	

PART B · 04 WALLS AND CEILINGS · 05 FLOORS · 06 INTERIOR DOORS

Chapter	Description	Shell house	Basic	Stan-dard	Exter-nal	Option-al	Model
04 Walls, ceil-ings, skirting	Plasterboard, filled, painted white with texture, walls and ceilings		X	X			
	Skirting board PVC or MDF		X	X			
	Walls and ceilings in oak-veneered timber (MDF) with shadow gap no skirting board on MDF walls, but a silicone joint to the parquet					X	
05 Floor coverings	Electric underfloor heating: heating cables embedded in levelling compound, ready for the floor covering	X	X	X			
	Engineered oak parquet, fully bonded; grade and colour according to the specification protocol			X			
	Design flooring (LVT, Tarkett or equivalent), decor according to the specification protocol		X				
06 Interior doors	Flush bathroom door without visible frame (Filomuro), surface matching the wall, chrome handles with magnetic latch		X	X			
	Partition wall to the bedroom with sliding door (oak-veneered)					X	

PART B · 07 BATHROOM AND PLUMBING

Chapter	Description	Shell house	Basic	Stan-dard	Exter-nal	Option-al	Model
07 Plumbing installation	Floor-to-ceiling sanitary installation wall for the shower room	X	X	X			
	Domestic water station: shut-off valve, backwash filter, pressure reducer	X	X	X			
	Cold/hot water and waste water connections for shower, washbasin, WC; concealed cistern with water-saving function	X	X	X			
	Waste water pipes with full venting through the roof (DIN EN 12056 in conjunction with DIN 1986-100)	X	X	X			
	Surface-mounted kitchen connection according to the kitchen plan (without angle valve)	X	X	X			
	Washing machine connection with bib tap and trap					X	
	External water connection (garden supply, frost-proof)					X	
	Limescale protection filter: connection preparation or complete system					X	
Bathroom equipment	Tiles up to 60 × 120 cm on the floor and walls, floor-to-ceiling in the shower area; tile height on the other walls, series and colour according to the specification protocol			X			
	SPC covering on floor and walls instead of tiles		X				
	Walk-in shower: level-access with shower channel and glass screen (toughened safety glass ESG 8 mm), frameless; for the TR01 overhead shower on the wall and glass door instead of a fixed glass panel			X			
	Shower tray with shower enclosure		X				
	Rimless wall-hung WC with concealed cistern and flush plate, brand quality (Roca or equivalent)		X	X			
	Ceramic countertop washbasin on oak-veneered vanity unit with solid-surface top and LED lighting			X			
	Ceramic washbasin, wall-mounted (Ideal Standard or equivalent)		X				
	Recessed cabinet with mirrored fronts and lighting; for the TR01 without LED strip on the edge, light from luminaires above the cabinet			X			
	Concealed fittings, washbasin and shower with overhead and hand shower, chrome (Grohe, Roca or equivalent)			X			
	Surface-mounted fittings, chrome (Roca, Ideal Standard or equivalent)		X				
	Illuminated shower niche					X	
	Fittings in special finishes, e.g. black or brushed on request					X	
	Natural stone tiles, small formats (e.g. zellige), microcement separate quotation					X	

PART B · 08 BUILT-IN FURNITURE · 09 KITCHEN

Chapter	Description	Shell house	Basic	Stan-dard	Exter-nal	Option-al	Model
08 Built-in furniture	Complete bedroom: built-in wardrobe, desk, lighting					X	
	Bed					X	
	Living room partition with storage / wardrobe					X	
	Murphy bed (fold-down bed) on request					X	
09 Kitchen	Kitchen preparation: water, waste water and power connections according to the kitchen plan, separate circuits for hob, oven and dishwasher	X	X	X			
	Dimension and connection drawings for your kitchen studio	X	X	X			
	Kitchen units, appliances and worktop by the client, unless a DWELLII kitchen is chosen				X		
	Kitchen "Holiday": kitchenette with sink, oven and hob					X	
	Kitchen "Living": complete fitted kitchen incl. appliances					X	**TR01**

PART B · 10 ELECTRICAL, LIGHTING, SMART HOME

Chapter	Description	Shell house	Basic	Stan-dard	Exter-nal	Option-al	Model
10 Electrical installation	Sub-distribution board with residual current / circuit-breaker protection per circuit and surge protection; meter position outside the house	X	X	X			
	Halogen-free installation, one circuit per room; three-phase supply to the house; hob and air-conditioning unit on separate circuits	X	X	X			
	Sockets and connections according to the electrical plan	X	X	X			
	Network socket (TV / workspace)	X	X	X			
	Kinetic wireless switches without battery		X	X			
	Standard number of connections for wall and pendant lights	X	X	X			
	Smoke detectors		X	X			
Lighting	LED recessed spotlights incl. lamps, bathroom mirror lights (for the TR01 lights above the mirror cabinet), kitchen wall lights and outdoor lights; number per model according to the electrical plan		X	X			
	Dimmable lights and recessed spotlights					X	
	Wall spotlights and additional light connections per unit					X	
Smart home and energy	Smart home system (Loxone): app, sensors, actuators on special request					X	
	Smart lock on the front door (tedee or equivalent)					X	
	PV preparation: empty conduit from the utility room up to the roof with sealed roof penetration	X	X	X			
	Photovoltaic system and battery storage partner, e.g. ikratos.de				X		
	Power connection and mounting plan for an awning					X	

PART B · 11 HEATING, VENTILATION, HOT WATER · 12 OUTDOOR

Chapter	Description	Shell house	Basic	Stan-dard	Exter-nal	Option-al	Model
11 Heating, cool-ing, ventilation, hot water	Air-to-air heat pump (air-conditioning unit approx. 5 kW, inverter, R32) as the main heat source, indoor unit as a ducted unit concealed in the ceiling, outdoor unit outside, heating and cooling (Panasonic or Gree, or equivalent)	X	X	X			
	Electric underfloor heating (heating cables in levelling compound) under the floor covering in living room, bedroom and bathroom for additional comfort, room thermostats	X	X	X			
	Decentralised ventilation with heat recovery, 2 units (SEVi 160 PRO or equivalent, with general building-authority approval from the DIBt), plus bathroom extractor fan	X	X	X			
	Heat pump water heater with 110 l cylinder (MAXA Calido or equivalent)	X	X	X			
	Central ventilation with heat recovery (Zehnder or equivalent) instead of the decentralised units on request					X	
12 Outdoor	Terrace, external works, foundations and groundwork by the client; preparation in the house by DWELLII				X		
	Retractable awning, illuminated					X	
	Reinforced substructure for awning					X	
	Metal canopy over the entrance area check permit requirements					X	
	Metal pergola / terrace roof on request					X	
	Fireplace preparation / fireplace works					X	

GLOSSARY

Shell house	Structural shell with complete installations – you carry out the interior finishing.
Basic	DWELLII Standard with simplifications of your choice; deduction according to the price list.
DWELLII Standard	Turnkey Premium specification.
External / by the client	Service provided by third parties or the client; DWELLII prepares and coordinates.
Optional	At extra cost according to the price list or on request.
Specification protocol	Document in which you define finishes, colours and series; becomes part of the order.
Ventilated facade	Timber facade with an air gap behind it: dries quickly, lasts long.
Filomuro	Flush interior door without visible frame.
Walk-in shower	Level-access shower with channel drain and glass screen, without shower tray.
Concealed fitting	Valve body in the wall, only handle and rosette visible.
Heat recovery	The ventilation transfers the heat of the extract air to the fresh supply air.
Uw-value	Heat transfer coefficient of the window; the lower it is, the better insulated.

Equivalent substitution

Manufacturers' product ranges change. Where this Building Specification names a manufacturer or a product, it stands for the quality described. DWELLII may use an equivalent product of the same function and quality.

Contact

DWELLII GmbH · Lärchenstr. 3 · 91207 Lauf a.d. Pegnitz · www.dwellii.com · hello@dwellii.com · +49 152 395 10120
Amtsgericht Nürnberg HRB 43946 · Geschäftsführer Horia Balan

DWELLII
Premium Modular Housing