

# System Review certificate

NHBC Services Ltd confirms that

<b>System owner:</b>	SO Modular Ltd
<b>System name:</b>	SO Spruce
<b>System manual:</b>	SO Spruce Version 4.1 (Dated 30/07/25)

has been reviewed by the NHBC System Review team and as detailed in the System Manual can meet the NHBC Technical Requirements, subject to the exclusions and limitations listed in this certificate.

This certificate is valid until such time as it is no longer published or authorised by NHBC. Readers are advised to check the validity and latest issue number of this certificate by either referring to our website at [nhbc.co.uk/systemreview](https://nhbc.co.uk/systemreview) or contacting NHBC directly.

NHBC Services Ltd has undertaken a technical review of the System manual as set out in line with the NHBC System Review Technical Document for Innovative systems. The NHBC System Review Service is intended solely to provide confidence that the Innovative system meets NHBC Standards and is not intended as evidence of performance for any other purpose. Appraisal of the Innovative system against building regulations is not carried out as part of this Service.

<b>NHBC reference:</b>	4346	<b>First issued:</b>	22/08/2025
<b>Version number:</b>	01.2	<b>Revised on:</b>	22/01/2026

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**NHBC reference:** 4346.01.2

## System description

The SO Spruce System is a pre-insulated closed panel timber frame for external walls, referred to in this document as the System. The panels are fabricated from 140mm minimum UC2 pressure treated studs, with supplementary sheathing, membranes, insulation and battens, as specified by the project wall type.

The outer face is covered with OSB3 sheathing board to provide racking resistance. The panels are faced externally with a breather membrane, and slab mineral wool insulation fully fills the voids between the studs. An internal sheathing board layer closes the panel, either a vapour control sheathing or OSB3 plus separate AVCL membrane. Additional PIR flanking insulation can be added internally. Optional timber battens either internally or externally, can be added, for service voids or façade fastening respectively.

The System is intended for use on sites throughout mainland UK for houses and apartments with the highest floor up to 18m. Where additional PIR is included, the highest floor will be limited to 11m in England and Scotland, similarly boundary conditions must be considered. The structure is expected to have a service life of not less than 60 years. The System is manufactured at the System Owner's ISO 9001 accredited production facility in Neath, South Wales.

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## Exclusions and limitations

Additional requirements must be met in order for a new home to qualify for Buildmark cover. Buildmark cover for new homes will only be issued to Builders or Developers in accordance with the latest version of the NHBC Rules (a copy of which can be found at [nhbc.co.uk](https://www.nhbc.co.uk)).

Exclusions and limitations are set out in the System Manual. Additional considerations in the use of the Innovative system include:

- Foundations, substructure, ground floor, intermediate floors, internal and separating walls, and roof are excluded from the scope of the System.
- External wall panel variations including internal fire-resistant linings are project specific, but guidance is available in the System Manual.
- Windows and external doors are excluded from the scope.
- External finishes, cavity barriers, internal services, fixtures, and fittings are excluded from the scope.