

STANDARD SPECIFICATION

Modular living starts here.

Skip the Site Chaos.

Factory-built, site-installed, done right.

• Move-in ready

• Kitchen & bathroom fitted

• Warm & efficient

• Built to last



A2

BER as Standard

50+

Year Expected Lifespan

7 + Bespoke

Standard House Types



Pitched Roof



Evening Light



Flat Roof Option

01 A Moduframe Home

Every Moduframe home arrives turnkey: SIP panel construction with full insulation, uPVC double glazing, fitted kitchen with electric hob, oven and extraction, full bathroom with electric shower, electric heating and hot water, LED lighting throughout, oak-finished doors, laminate flooring, and metal or composite cladding. Fully priced from the outset, with any options agreed before build.

All work is designed and built to meet current Building Regulations in the jurisdiction of the site: Technical Guidance Documents in the Republic of Ireland, Technical Booklets in Northern Ireland. Finishes below are the standard specification and can be changed to suit the customer's requirements.



A Home That Holds Its Value

Modular homes are valued by surveyors on the same basis as traditional builds, and tend to retain their value strongly thanks to A2 BER performance and low running costs.



02 KEY FEATURES

Built Better. Delivered Faster.

A2

BER AS STANDARD



01 Factory-Built in Ireland

Every home is built under cover in our Derry factory, so weather never delays the build and quality is checked at every stage.



02 Our Own Team, Start to Finish

Our own staff build every panel and module, giving you one point of contact from design through to handover.



03 SIP Panel Construction

Structural Insulated Panels give a strong, rigid, highly insulated shell with very low heat loss.



04 A2 BER as Standard

U-values and airtightness to current Building Regulations and Nearly Zero Energy Building (NZEB) standard.



05 Warm, Quiet and Comfortable

An airtight, well-insulated envelope keeps out draughts and noise and holds an even temperature all year.



06 Lower Running Costs

High insulation and efficient electric heating keep energy bills down from day one.



07 Fully Turnkey

Kitchen, bathroom, heating, hot water, electrics, flooring and doors all fitted before the home leaves the factory.



08 Fully Certified

Supplied with all electrical and mechanical certification, including the airtightness test result.



09 On Site in Days

Delivered by lorry and craned into place in one or two lifts, ready to connect to services.



10 Built to Last

Designed and detailed for an expected lifespan of more than 50 years.



11 Your Choice of Finish

Seven house types or a bespoke design of your own, pitched or flat roof, metal or composite cladding, and a range of internal options.



12 Safe by Design

Mains-wired, interlinked smoke and heat detection throughout, with carbon monoxide detection where gas is fitted.



13 Homes for Every Need

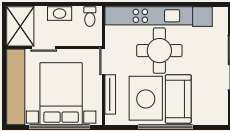
A family home, a home for a relative, a holiday let or staff accommodation, from a 32 m² one-bed to a 98 m² four-bed.

03 The Woodland Range

Seven standard homes from our Woodland Range, from a 32 m² one-bed to a 98 m² four-bed, all built to this specification. Plans shown to the same scale.


The Hazel
COLL · TYPE 1

32 m²
1 Bed

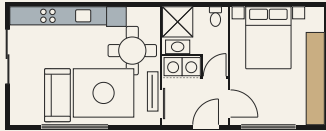


7.6 × 4.2 m

1 lift


The Holly
CUILEANN · TYPE 2

45 m²
1 Bed



10.7 × 4.2 m

1 lift


The Rowan
CAORTHANN · TYPE 3

45 m²
2 Bed

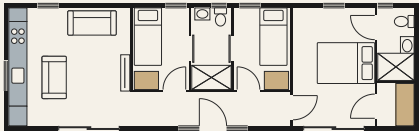


10.7 × 4.2 m

1 lift


The Willow
SAILEACH · TYPE 4

58 m²
3 Bed

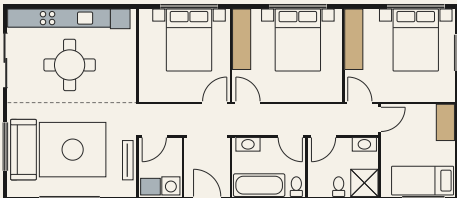


13.7 × 4.2 m

1 lift


The Oak
DAIR · TYPE 5

98 m²
4 Bed

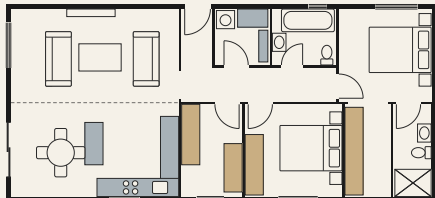


15.08 × 6.5 m

2 lifts


The Alder
FEARNÓG · TYPE 6

92 m²
2 Bed + Office

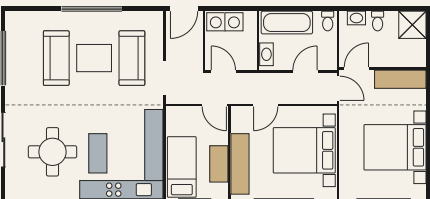


14.2 × 6.5 m

2 lifts


The Ash
FUINSEOG · TYPE 7

92 m²
3 Bed



14.2 × 6.5 m

2 lifts

BESPOKE
**Your Home.
Your Way.**

Tell us how you want to live and leave the rest to us. We'll design a home to your own layout and size, built to this same specification.

● sales@moduframa.ie

04 Structure and Thermal Envelope

Walls, floor and roof are built from Structural Insulated Panels (SIPs), with U-values and airtightness that meet current Building Regulations, achieving an A2 BER as standard.

ELEMENT	SPECIFICATION
Walls	SIP panels, U-value to meet current Building Regulations
Floor	SIP floor cassette on steel chassis or pad foundations, U-value to meet current Building Regulations. Underside sheeted with cement board to protect the structure, extend its life and keep out vermin
Roof	SIP roof panels (pitched or flat roof option), U-value to meet current Building Regulations
Airtightness	Airtightness to meet current Building Regulations, with taped panel joints and sealed service penetrations, tested on completion
Internal Linings	Plasterboard, taped, filled and painted throughout

Modules are craned onto prepared foundations, with one lift for single-module homes and two for two-module homes.

Lifespan – Moduframa Homes. Moduframa homes are designed and properly detailed to achieve an expected lifespan of more than 50 years. This depends on the home being maintained in line with Moduframa's maintenance guidance, including regular checks of the roof, cladding, sealants, windows and doors. Failure to properly maintain exterior cladding, sealants and flashings may reduce this lifespan.

Foundations and Site Services

Every Moduframe home is supplied with an indicative foundation design. The customer may build to this design or appoint their own structural engineer to design foundations for their particular site; the choice, and responsibility for the final foundation design, rests with the customer. Where ground conditions are poor, sloping or uncertain, we recommend an engineer's design.

What Moduframe Provides

- › Indicative foundation design, showing pad or strip positions, sizes and levels for your house type
- › Foundation layout drawing with the module footprint and set-out dimensions
- › Service location drawing marking drainage, water, electricity and telecoms entry points
- › Site check before delivery to confirm the base is ready to receive the home
- › Delivery, craneage and placing of the modules onto the prepared foundations

What the Customer Arranges

- › Final foundation design: build to our indicative design or appoint a structural engineer
- › Groundworks: site clearance, foundations and any retaining or levelling works
- › Bringing services to the marked locations, with ducts ready for connection
- › Clear, firm access for the delivery lorry and a level hardstanding for the crane
- › Planning permission, building control and any ground investigation the site needs

Typical Foundation Options

The right option depends on the site, ground conditions and the engineer's recommendation.



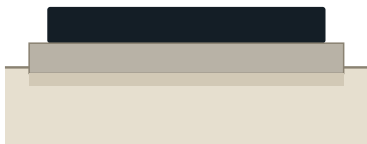
Concrete Pads

Individual pads under the chassis or bearers. Quick to form and economical on firm, level ground.



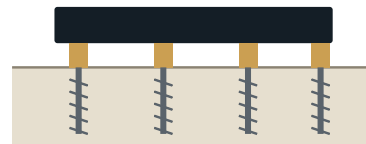
Strip Foundations

Continuous concrete strips along the support lines. Suits sites with variable or softer ground.



Concrete Raft

A reinforced slab across the full footprint. Spreads load on weaker ground and gives a clean, level base.



Ground Screws

Steel screw piles driven into the ground. Minimal excavation and concrete, and fast to install.

Before delivery. Foundations must be complete, level and cured, with services brought to the marked locations, before the delivery date is confirmed.

05 External Finishes

Homes are clad in metal, composite, or a combination of both, chosen by the customer.

ELEMENT	SPECIFICATION
Cladding	Vertical metal cladding, composite timber-effect cladding, or a combination (e.g. timber-effect gables with black metal side elevations)
Roof (Pitched)	Profiled metal roof sheeting
Roof (Flat)	Single-ply membrane behind an aluminium fascia
Fascia, Soffit and Barge	Aluminium or uPVC, colour to match
Rainwater Goods	Gutters and downpipes, colour to match

06 Windows and External Doors

All windows and external doors are uPVC, double or triple glazed to meet current Building Regulations for thermal performance, ventilation and means of escape.

ITEM	SPECIFICATION
Windows	uPVC casement windows, colour to suit cladding, with trickle vents where required
Front Door	uPVC or composite door with multi-point locking
Patio Doors	uPVC sliding or French patio doors to the living / kitchen area
Sills	Aluminium or uPVC external sills

07 Electrical and Mechanical Installation

A full electrical and mechanical installation is fitted in the factory to current regulations, tested and certified before delivery.

- Consumer unit with RCBO protection
- Sockets, switches and lighting points throughout, with LED downlights to kitchen and bathrooms
- Mains-wired, interlinked smoke and heat detection, plus carbon monoxide detection where a gas appliance is fitted
- Mechanical extract ventilation to kitchen and bathrooms
- TV and data points to living room and main bedroom
- External light at each entrance
- Supplied with all electrical and mechanical certification: electrical installation certificate, heating and plumbing commissioning records, gas safety certificate where a boiler is fitted, and airtightness test result

08 Heating and Hot Water

The standard home is heated electrically, with an electric hot water cylinder. A gas boiler can be supplied instead to provide both heating and hot water.

	STANDARD	OPTION
Heating	Electric panel heaters with individual thermostat and timer control	Gas boiler with radiators and programmable controls
Hot Water	Electric hot water cylinder	Gas boiler (combi or system with cylinder)
Gas Supply	Not required	Connection to mains or LPG on site, installed and certified by a registered gas installer



Gas Boiler Option: Combi Boiler in the Utility, with Programmable Thermostat

Gas Certification. Where gas appliances are fitted, Moduframe issues a gas certificate for the installation before the home leaves the factory. Once the home is connected to the gas supply on site, the customer must have the connection tested and certified by a registered gas installer (Gas Safe in Northern Ireland, RGII in the Republic of Ireland).

09 Kitchen

A fitted kitchen is supplied and installed, complete with an electric hob, electric oven and extraction. Gas cooking appliances can be fitted on request, with full certification. White goods are not included as standard but can be supplied on request.

- Fitted base and wall units with worktops and upstands
- Stainless steel sink with mixer tap
- Electric hob, built-in electric oven and cooker hood / extraction
- Spaces and connections left for fridge-freezer, washing machine and dryer, with space for a dishwasher worked into the kitchen layout on request
- Optional: gas hob and oven, certified before leaving the factory (on-site gas connection to be certified by the customer's registered gas installer)
- Optional: fridge-freezer, washing machine, dryer and dishwasher, supplied and fitted on request



Fitted Kitchen with Breakfast Bar



Built-In Oven, Microwave and Hob

10 Bathrooms and Ensuites

Bathrooms and ensuites are supplied and fitted complete, with an electric shower to each shower enclosure.

ITEM	SPECIFICATION
Sanitary Ware	WC and wash hand basin
Vanity Unit	Vanity unit under the basin
Shower	Shower tray, screen or enclosure, and electric shower
Shower Walls	Wet-wall panelling or tiled, customer's choice
Floor	Tiled or vinyl, customer's choice
Ventilation	Mechanical extract fan

11 Internal Finishes

Oak-finished internal doors are fitted throughout, with laminate flooring in all areas except bathrooms, unless the customer specifies otherwise.

ELEMENT	SPECIFICATION
Internal Doors	Oak-finished doors with frames and ironmongery
Floors	Laminate flooring throughout; bathrooms and ensuites tiled or vinyl
Skirting and Architraves	MDF skirting and architraves, painted
Walls and Ceilings	Plasterboard, painted in a neutral finish
Wardrobes	Not included as standard; built-in wardrobes available as an extra

12 Standard Guarantee

Moduframe guarantees that each modular building has been manufactured using new materials and constructed in accordance with the agreed specification and recognised industry standards.

10 In Line with the Industry Standard

A 10-year structural guarantee is the norm for new homes, including traditionally built houses. The main new-home warranties in Northern Ireland and the Republic of Ireland, such as NHBC Buildmark and HomeBond, both provide 10 years of structural cover.

Subject to the terms and conditions set out below, the following guarantees apply from the date of Practical Completion or the date of delivery (whichever occurs later).

ITEM	GUARANTEE PERIOD
Structural Frame	10 years
Structural Insulated Panels (SIPs)	10 years
External Cladding (Excluding Normal Weathering)	Manufacturer's warranty
Windows and External Doors	Manufacturer's warranty (typically 10 years)
Roof Membrane / Roof Covering	Manufacturer's warranty
Electrical Installation	12 months (plus applicable manufacturer's warranties on components)
Plumbing and Heating Installation	12 months (plus applicable manufacturer's warranties on components)
Sanitaryware and Appliances	Manufacturer's warranty
Internal Fixtures and Fittings	12 months
Paint and Decorative Finishes	12 months against defects in workmanship

Conditions

This guarantee is subject to the following conditions:

- The building must be installed on foundations constructed in accordance with Moduframe's indicative foundation design or a structural engineer's specification.
- The building must be maintained in accordance with Moduframe's maintenance recommendations and any maintenance requirements issued by product manufacturers.
- Any defects or damage resulting from misuse, neglect, accidental damage, vandalism, flooding, fire, storm damage, structural movement external to the building, or unauthorised alterations are excluded from this guarantee.
- Normal wear and tear, natural timber movement, shrinkage, settlement, sealant deterioration, and minor cosmetic cracking resulting from the normal movement of materials are not covered.
- Any repairs, alterations or modifications carried out by third parties without the prior written approval of Moduframe will invalidate the relevant part of this guarantee.

Manufacturer's Warranties

Where products such as windows, doors, roofing membranes, boilers, MVHR units, appliances or other specialist equipment are supplied with a manufacturer's warranty, those warranties shall apply in addition to this guarantee. Copies of all applicable manufacturer's warranties will be provided to the Client upon completion.

Limitation of Liability

This guarantee covers defects arising solely from defective workmanship or defective materials supplied by Moduframe. It does not extend to consequential or indirect losses, including (but not limited to) loss of use, loss of income, accommodation costs, business interruption, or any other consequential damages.

All warranty claims must be submitted in writing to Moduframe as soon as reasonably practicable after the defect becomes apparent. Moduframe shall be given reasonable access to inspect the defect and undertake any remedial works covered under this guarantee before any third-party repairs are commissioned.

13 What's Included

Everything needed to live in the home is included as standard. Options are priced and agreed before build; site works are quoted separately.

INCLUDED AS STANDARD	AVAILABLE AS AN OPTION	NOT INCLUDED UNLESS AGREED
SIP structure, insulation and cement-board floor protection	White goods (fridge-freezer, washing machine, dryer, dishwasher)	Foundations and groundworks
Indicative foundation design and service location drawing	Structural engineer's foundation design	
uPVC windows and doors	Gas boiler for heating and hot water	Service connections (water, drainage, electricity, gas)
Metal or composite cladding	Built-in wardrobes	Planning and building control fees
Full electrical and mechanical installation, with all certification	Upgraded cladding combinations	Site access works
Electric heating and hot water	Flat or pitched roof	Craneage and transport beyond standard delivery
Kitchen with electric hob, oven and extraction	Gas hob and oven, fully certified	On-site gas connection and certification
Bathroom with electric shower, tiled or panelled	Alternative kitchen, bathroom and flooring finishes	
Oak-finished doors, laminate flooring, painted MDF trims		
Standard guarantee (see section 12)		

This specification describes Moduframe's standard build and may be varied by agreement. Images are illustrative. October 2026.