


**Core Range Sales Specification & Finishes.**  
**R9032-SMH-18-XX-SP-K-1005 Version 31.1**  
**iLife. AUG2023 Hendrefoilan 2/3**

R9032-SMH-18-XX-SP-K-1005 Rev 31.1

[illegible]

Master Version 31 (30/05/23) R90XX-SMH-23-S-SP  
Amended to Suit Hendrefoilan (31/07/23)  
Amended iLife Sanitaryware (01/09/23)  
Amended 1305 Cupboard (09/01/24)

<div>ST.MODWEN HOMES</div> <div>Core Range Sales Specification &amp; Finishes. R9032-SMH-18-XX-SP-K-1005 Version 31 iLife. AUG2023      Hendrefoilan 2/3</div>	H3B823 - The Mirin	H3B922 - The Webster (S/T)	H3B922 - The Kea (D)	H3B979 - The Chad	H4B1192 - The Chichester	H4B1244 - The Jude	H4B1271 - The Eustace	H4B1305 - The Oswald	H4B1318 - The Clermont	H4B1334 - The Hexham	H4B1362 - The Barlow	H4B1371 - The Paris	H4B1454 - The Garnet	H4B1494 - The Cuthbert	H4B1577 - The Aiden	H4B1595 - The Frances	H5B1643 - The Keyne	H4B1668 - The Gregory	H5B1836 - The Almond
Electrical sockets in white to NHBC / LABC requirements.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Lounge media plate pre-wired for BT & Terrestrial Digital TV and provision for Hyperoptic (where available).	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Master bedroom pre-wired for Terrestrial Digital TV and provision for Hyperoptic (where available).	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Lounge and master bedroom provided with 1no. Deta double socket with USB charging ports.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Family Room pre-wired for Terrestrial Digital TV.						■		■			■		■	■	■	■	■	■	■
Data (telephone) point in bedroom 1 (Refer to Working drawings for exact location).	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Data (telephone) point in bedroom 2 (Refer to Working drawings for exact location).					■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Data (telephone) point in study (Refer to Working drawings for exact location).					■	■				■	■	■			■	■		■	■
2no. Deta double sockets and a data (telephone) point to allow for home working (Refer to Working drawings for exact location).	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Door bell	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Low energy lighting to Building Regulations standard.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Switched light and double socket to garage (where garage is integral or directly adjacent to the dwelling). All homes with detached garages within curtilage to include ducting for future fit of lighting and sockets. Refer to plot specific drawings.			■	■	■	■	■		■	■	■	■	■		■	■	■	■	■
Heating																			
Gas fired central heating with white radiators and thermostatic valves (as specified on heating designs).	■	■	■	■	■			■	■	■	■	■	■	■			■	■	■
Thermostat with digital display. (Refer to Working drawings for exact location). Single zone	■	■	■	■															
Thermostat with digital display. (Refer to Working drawings for exact location). Double zone					■			■	■	■	■	■	■	■			■	■	
Internal & External Windows & Doors																			
uPVC high performance glazed windows/patio doors/bi-fold doors (where specified), with sealed double glazed units, chrome ironmongery and window restrictors (where applicable).	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■
UPVC Utility doors to side/rear										■	■		■	■			■	■	■
Insulated GRP (Glass Reinforced Plastic) Pas :24 front door (where applicable), colours refer to finishes schedule.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Garage up & over steel door with Plastisol finish (where applicable).	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■
Suffolk grained, vertical grooved white water based gloss internal doors.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Insulated, drop down, loft hatch.	■	■		■	■	■	■	■	■		■		■	■	■	■	■	■	■
Insulated, drop down, steel, fire rated loft hatch (to three storey homes). Fire doors internal.						■	■	■		■		■			■	■		■	■
Satin stainless steel finished curved mitred lever door furniture throughout.	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Decoration																			
All walls to be finished in white matt emulsion.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ceiling finished in white matt emulsion.	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White oil based gloss painted staircase with white gloss balustrades, handrails and newel caps.	■	■																	
White oil based gloss painted staircase and balustrades with hardwood handrails and newel caps with osmose wax finish.			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White oil based gloss painted 144mm x 18mm square edge MDF skirting, with feature square edged groove.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White oil based gloss painted 6mm x 22mm square edge MDF architrave, with feature square edged groove.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White oil based gloss painted woodwork.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Security																			
Multi-point door locking to external / french / patio / bi-fold doors	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Windows fitted with window locks with key, unless fire escape.	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Mains supply smoke detectors to Building Regulation requirements.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Carbon monoxide alarm to Building Regulation requirements.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Through door viewer and chain	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
PIR controlled external light to front door.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Pre-wire for external lights to rear and side doors.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
External Features																			
Front garden graded, turfed and planted as applicable.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Rear garden graded and turfed.	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Fencing - 1800mm timber fencing with gate to rear or side boundaries (type and position as indicated on site layouts).	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		■	■	■
Paths - Buff paving flags as indicated on site layouts. (900mm wide path to front entrance, 600mm wide path to side passages and rear )		■		■	■	■	■	■		■	■	■	■	■	■			■	■
Patio - Buff paving flags outside patio door as indicated on site layout.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Terrace Balconies - Buff paving flags to external walk-out balconies							■			■					■			■	
Slim profile, grey GRP canopy above entrance door	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		■
Tarmac access drive/hardstanding or block paving with concrete edgings (as indicated on site layouts).	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White PVC-U fascia boards & soffits.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
External Tap.	■			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Black gutters and downpipes.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■