

STANDARD MODULAR INCLUSIONS. NOV 2018

Structure

- Nova Deko modular container carcasses are purpose built.
 - Heavy duty external steel framing.
 - External walls and roof panels are seam-welded, corrosion and weather resistant corrugated high strength steel. Commonly known by brand, Cor-Ten steel.
 - Galvanised steel framed internal walls.
 - Heavy gauge steel floor joists & bearers.
 - Heavy gauge steel corner posts for bracing and loading capacity.
 - Pressed steel seam welded roofing panels.
 - Note that our carcasses were never used as transport containers.
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Insulation

- A thick layer of closed cell polyurethane insulation is sprayed onto the inside walls and ceilings of the bare steel modular carcass. -R1.5
 - A specialised layered sheet of vapour control silver sisalation is installed between the spray on polyurethane and the adjacent internal steel stud, noggings framed walls and the top of the internal ceiling frame.
 - Rockwool batts -R2.5 or fibreglass batts -R2.5 are installed into all the cavities of the outer frame shell.
 - Rockwool or fibreglass batts -R1.5 to all other internal walls.
 - Fire rated gyprock plasterboard.
 - The outer modular carcass walls, roof and floor joists are painted in long life weatherproof paint.
 - Optional external cladding variations are offered.
 - These include, 9mm matrix style fibre cement board with decorative expressed joints.
 - Timber cladding finish.
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Windows/External Entrance Doors

- Double glazed tempered glass (5mm) to aluminium framed windows and glass sliding doors. Keyed locks to all external doors.
 - Triple glazed tempered glass is available upon request. This is highly recommended for cooler climates or noise suppression.
 - Specialised thermal window breaks for colder climates are also available upon request.
 - Thicker external window paints for specialised fire standards are available upon request.
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Internal Fit-Out

- Compressed FC flooring glued and screw fixed to steel floor joists: 2.4m wide pods - 20mm sheets; 3.4m wide pods - 24mm sheets.
 - Floating timber floor, veneer on plywood, 15mm with foam underlay throughout (excluding wet areas).
 - 12mm plaster lined walls throughout excluding wet areas.
 - Fibre cement lined walls to bathrooms.
 - 12mm plasterboard fixed to ceiling battens installed throughout including shadow line for architectural merit. Excludes bathroom ceilings.
 - European Beech 68mm x 12mm architraves and skirting throughout (excluding wet areas) and to jamb-sets for door openings where applicable.
 - Flush panel timber veneer internal doors are painted.
 - Architectural Lever Series internal door furniture.
 - Aluminium framed feature glass sliding doors to robes (except walk-through robe), linen cupboards and laundry where applicable. These are wrapped and to be installed by purchaser for transport safety reasons.
 - Custom robe fit out including a bank of shelves, top shelf with hanging rails.
 - Built in overhead and side cupboards in nominated bedrooms as per plan.
 - Custom built 2pac combination robe, desk & overhead cupboards with LED lighting where applicable to design.
 - Ceiling fans as per plan. These are supplied packaged for transport safety and to be installed by a qualified electrician.
 - 3 coats of premium paint applied to internal walls.
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Kitchen

- Nova Deko square edged reconstituted quartz stone bench tops.
 - Nova Deko gloss 2-pac finish to kitchen cupboard fronts including metal cabinetry handles where applicable. Cupboard doors removed and packaged for transport safety for shipping to be installed by purchaser.
 - Four drawer cutlery unit including Blum soft closing drawer runners.
 - Feature kitchen sink, 1.5 bowl to applicable designs.
 - Ceramic tiled kitchen splashback, 600mm high to applicable designs.
 - Provision for dishwasher including cold water connection and electrical.
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Kitchen Appliances and Hot Water System

- Two element electric cooktops are supplied and installed.
 - Under bench oven is supplied and installed
 - Hot water systems are all instantaneous single phase 40 amp type supplied and installed.
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Plumbing

- Sink, toilets, wastes, vanities, basins, taps and showers are supplied and fully installed.
 - All through floor wastes supplied and installed.
 - Polyethylene pressure piping is fully connected under the container.
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Bathroom/Laundry

- 1.8m Toughened glass shower screen with pivot or sliding door as appropriate. Supplied packaged for transport safety and to be installed by purchaser.
- Installed mirror shaving cabinet with light in bathrooms.
- Glass mosaic feature wall or strip to main bath shower recess to applicable designs.
- Nova Deko wall mounted 2pac single bowl vanity unit installed as per plan. Vanity tops are either reconstituted quartz stone tops or vitreous porcelain basins depending on the plan. All basins come with a pop-up waste installed.
- Deluxe Nova Deko 3 star WELS rated 'Wall Faced' vitreous porcelain toilet suite with soft closing lid & seat.

- Nova Deko Premium Series bathroom accessories including one towel rail per bathroom, one face mounted toilet roll holder per WC, wall mounted soap holders to shower recess and bath where applicable.
 - Laundry cabinet with stainless steel underslung sink; reconstituted quartz stone benchtop, depending on design.
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Tapware

- Nova Deko Premium Series basin mixers where applicable.
 - Nova Deko Premium Series wall mixer to shower recess where applicable.
 - Nova Deko Premium Series kitchen mixer.
 - Nova Deko Premium Series laundry mixer.
 - Nova Deko Premium Series ¼ turn washing machine cocks.
 - Nova Deko Premium Series ¼ turn cistern cocks to W/C's.
 - Nova Deko Premium Series shower rose on rail combo.
 - **Note: all plumbing connections must be checked by purchaser's plumber before connecting to water supply.**
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Electrical - AS3000 Or Customer To Inform Standard

- Light fittings, power socket outlets, phone, data and TV points as per electrical plan. Supplied and installed.
 - Internal switchboard by quality brand, Switchgear.
 - Electrical main supply lead folded underneath container for connection.
 - Ceiling fans as per plan, supplied packaged for transport safety. To be installed by purchaser's electrician.
 - Optional split system air conditioning. Head units installed with internal lagged piping and condensation drain to the outside. Outdoor unit supplied packaged for transport safety and to be installed by purchaser's electrician.
 - Smoke alarms are all photoelectric type. One smoke alarm per bedroom and one in the main central area. These are positioned appropriately in flow areas. All smoke alarms are connected to the mains electricity supply with battery backup and are all interconnected.
 - Exhaust fans are fitted in all bathrooms.
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Bushfire Attack Level (BAL) Rating

- Compliant with BAL-LOW. Up to BAL-40 is an optional upgrade.
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Items Not Supplied

- External electricity meter box.
 - External light fittings.
 - Sun shading, awnings, security screens.
 - Window furnishings.
 - TV antenna.
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Please Read

- Nova Deko reserves the right to vary these inclusions without notice. Please contact us to ensure you have the latest version.