

# NOVADEKO

## MODULAR HOME STANDARD INCLUSIONS MAY 2019

### Structure

- New, purpose-built high cube containers.
- Heavy duty external steel framing, standard crane caster lifting points for shipping.
- External walls and roof panels are seam-welded, corrosion and weather resistant corrugated high strength steel (commonly known as 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.
- Inbuilt gutters.
- Adjustable ventilating grilles.

### External Finishes

- The outer modular carcass walls, roof and floor joists are painted in long life weatherproof paint.
- Double glazed tempered glass (5mm) to aluminium framed windows and glass sliding doors.
- Keyed locks to all external doors.
- Plywood to glass windows and doors for protection during shipping and transportation.

### Insulation

- Thick layer of closed cell polyurethane insulation sprayed onto the inside walls and ceilings of the bare steel modular carcass.
- Specialised layered sheet of vapour control silver sisalation between the spray-on polyurethane and the adjacent internal steel stud, nogging framed walls and the top of the internal ceiling frame.
- Rockwool batts or fibreglass batts installed in all the cavities of the outer frame shell.

### 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.
- Vinyl planking floating floor (excluding wet areas).
- 12mm plasterboard (Drywall) lined walls throughout excluding wet areas.
- 3 coats of premium paint applied to internal walls.
- 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.
- 2-pak painted doors to robes (except walk-through robe), linen cupboards and laundry where applicable.
- 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 with 3 drawers, desk & overhead cupboards with LED lighting where applicable to design.

## **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 are secured by tape for transport.
- Four drawer cutlery unit including Blum soft closing drawer runners.
- Feature single bowl kitchen sink.
- Ceramic tiled kitchen splashback, 600mm high to applicable designs.
- Provision for dishwasher including cold water and electrical connection points.
- Kitchen appliances (cooktop and oven).
- Hot water system (instantaneous single phase 40 amp).

## **Bathroom/Toilet**

- Sink, toilets, wastes, vanities, basins, taps and showers are supplied and fully installed.
- Floor wastes.
- Polyethylene pressure piping is fully connected under the container
- 600mm blade screen or curtain to shower recess, as appropriate.
- Ceramic tiles to 1200mm high on walls and to 2100mm high in shower recess.
- Ceramic tiles to shower floor, fully waterproofed.
- 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 licenced plumber before connecting to water supply.

## **Electrical**

- One recessed LED light per room; double power outlets in each room, two in kitchen; phone, data and TV points to living area and main bedroom, as per electrical plan.
- Internal switchboard.
- Electrical main supply lead folded underneath container for connection.
- 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.

## **Items Not Supplied**

- External electricity meter box
- External light fittings
- Sun shading, awnings, security screens
- Window furnishings
- TV antenna
- Ceiling and exhaust fans

**Please Note: Nova Deko Modular reserves the right to vary these inclusions without notice.**