

MODSCAPE

a 430 francis street brooklyn vic 3012 p 03 9314 7769 f 03 9314 7789 e info@modscape.com.au w www.modscape.com.au

SPECIFICATIONS:

ITEM	INCLUDED	DETAILS
GENERAL		
insulation	YES	floors R 2.8 / external walls R 3.7 / ceiling R 5.7
internal doors	YES	sliding/hinged floor to ceiling paint finished (semi-gloss enamel) semi-solid timber doors
door furniture	YES	Modscape standard lever handle with locking function
roofing	YES	lysaght corrugated / klip-lok colorbond
gutters	YES	box gutter & external RWH
ELECTRICAL / DATA		
lighting	YES	Modscape standard LED's (white or natural anodised)
power points	YES	clipsal double general purpose outlets (white)
phone point	YES	1 phone point
data point	YES	1 data point
electrical switchboard	YES	
smoke detectors	YES	as per australian standards
exhaust fan	YES	Modscape standard exhaust fan
antennae	NO	cabling to antennae location only
exterior lighting	NO	options available on request
exterior power and gas points	NO	options available on request
JOINERY		
kitchen joinery	YES	natural or flint finish laminate as per plan, one bank of 4no. drawers only
kitchen joinery fittings	YES	cutlery tray and waste bin
kitchen benchtops	YES	natural or flint finish laminate
splashback	YES	Modscape standard wall tiles to splashback
laundry joinery	YES	natural or flint finish laminate
wardrobes to bedrooms	NO	refer to pricing on cost plan
CLADDING		
cladding	YES	colorbond sheet cladding in ribbon strip, diversaclad or custom orb profile
WINDOWS		
windows/glazed sliding doors	YES	natural anodised aluminium or black coloured powdercoated frames with double glazing
external doors	YES	paint finished solid timber hinged door to entry with Modscape standard lever handle
flyscreens or flywire doors	NO	nylon or aluminium mesh with aluminium frames available on request
security screens	NO	options available on request
window furnishings	NO	options available on request
FINISHES		
walls	YES	painted plasterboard finish (matt acrylic) (not including feature wall colours)
ceilings	YES	painted plasterboard finish (flat acrylic)
paint - external	YES	dulux weathershield for exterior board
paint - internal	YES	dulux professional low voc colour range
bathroom walls	YES	Modscape standard tiles to walls to 2100mm high
floor finishes	YES	refer to flooring options on cost plan
skirting boards	YES	90mm x 19mm timber skirting (painted with dulux semi-gloss)
cornice	YES	square set plaster
FIXTURES		
kitchen sink	YES	Modscape standard one and half bowl with drainer
tap	YES	Modscape standard mixer
oven	YES	Modscape standard bosch 60cm electric oven
cooktop	YES	Modscape standard bosch stainless steel gas cooktop with flame failure device
rangehood	YES	Modscape standard bosch fully integrated rangehood
dishwasher	NO	options available on request
toilet	YES	Modscape standard dual flush toilet
vanity basin	YES	Modscape standard wall hung single bowl

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FIXTURES		
basin mixer	YES	Modscape standard hand basin mixer
shower	YES	tiled recess and walls, semi-frameless screen - no door
shower mixer & rose	YES	Modscape standard shower mixer and all directional rose
shower waste	YES	custom sized shower grate
bath	YES	if shown on plans - built in bath with tiled hob
towel rail	YES	Modscape standard 600mm single rail
toilet roll holder	YES	Modscape standard single roll holder
laundry tub	YES	Modscape standard 45L square stainless steel single tub
taps	YES	Modscape standard sink mixer & washing machine stops
mirror	YES	Modscape standard 1200mm x 400mm fixed mirror
shaving cabinet	NO	options available on request
vanity cupboard	NO	options available on request
HEATING AND COOLING		
heating & cooling	NO	options available on request
OTHER		
decking within module frame	YES	as per plan
decking external to module frame	NO	options available on request
exterior hose bib taps	NO	options available on request
landscaping / paving	NO	
pergolas	NO	options available on request
external stairs	NO	options available on request
carport/ garage	NO	options available on request
DESIGN, PLANNING AND PERMITS		
planning permits	NO	applications can be undertaken by Modscape if required upon signing of AUTHORITY TO PROCEED
preliminary energy report	NO	prepared following signing of AUTHORITY TO PROCEED - PLANNING OR DOCUMENTATION
soil reports	NO	prepared following signing of AUTHORITY TO PROCEED - PLANNING OR DOCUMENTATION
preliminary structural engineering	NO	prepared following signing of AUTHORITY TO PROCEED - PLANNING OR DOCUMENTATION
site specific reports required for planning	NO	to be paid for by client if required
construction documentation	YES	prepared following signing of AUTHORITY TO PROCEED - DOCUMENTATION
building permit	YES	completed by Modscape upon signing of contract
final energy report	YES	completed by Modscape upon signing of contract
final structural engineering certification	YES	completed by Modscape upon signing of contract
SITE WORKS AND SERVICES		
demolition	NO	can be co-ordinated by Modscape if requested
site clearance/preparation	NO	can be co-ordinated by Modscape if requested
footings	YES	screw pile footing system up to 600mm from ground level and up to 5.0m below ground level
site services connections	NO	can be co-ordinated by Modscape if requested
hot water service	NO	options available on request
rainwater tank	NO	options available on request
exterior base boards	NO	options available on request
DELIVERY AND INSTALLATION		
craneage	NO	initial estimate confirmed after site inspection
transport	NO	distances priced per project
GENERAL		
insurance	YES	home owners warranty insurance
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