

standard inclusions and exclusions

finishes,
fixtures
& fittings

item	included	details	upgrades available
bedroom			
built-in beds/bunks	no	options available on request	-
doors	yes	sliding or hinged floor to ceiling painted timber doors	-
flooring	yes	carpet	yes
joinery	yes	laminex finish as per plan robes with cupboard doors and rail	yes
lighting	yes	2 LED's	yes
power points	yes	2 clipsal double general purpose outlets	yes
bathroom			
basin taps	yes	specified hand basin mixer	yes
bath	no	options available on request	yes
doors	yes	floor to ceiling painted timber hinged door	-
exhaust fan	yes	specified externally exhausted fan	yes
lights	yes	2 LED's	yes
power points	yes	1 clipsal double point	yes
shower	yes	tiled recess and walls, semi-frameless screen - no door	-
shower tap & rose	yes	specified shower mixer and fixed rose	yes
tiling	yes	specified tiles for floor and 3 walls to ceiling height	yes
toilet	yes	specified dual flush toilet	yes
toilet roll holder	yes	specified single roll holder	yes
towel rail	yes	specified 600mm single rail	yes
vanity basin	yes	specified wall hung single bowl	yes
vanity cupboard	yes	specified recessed wall cupboard with mirror	yes
kitchen			
cooktop	yes	specified BOSCH stainless steel gas cooktop with flame failure device	yes
dishwasher	no	options available on request	-
flooring	yes	bamboo	yes
joinery	yes	natural or flint finish laminex as per plan, one bank of 4no. drawers only	yes
kitchen benchtops	yes	natural or flint finish laminex as per plan	yes
lighting	yes	2 overhead LED's and 2 joinery downlights	yes
oven	yes	specified BOSCH 60cm electric oven	yes
power points	yes	2 clipsal double points	yes
rangehood	yes	specified BOSCH fully integrated externally exhausted rangehood	yes
sink	yes	specified round 45L single bowl	yes
splashback	no	options available if required	-
tap	yes	specified flickmixer	yes
fittings	yes	cutlery tray	
laundry			
doors	yes	painted or laminate as per plan	-
exhaust fan	yes	specified externally exhausted fan	yes
flooring	yes	specified tiles for floor as per plan	yes
joinery	yes	natural or flint finish laminex as per plan	yes
laundry tub	yes	specified 45L square stainless steel single tub	yes
lights	yes	1 LED	yes
power points	yes	1 clipsal double point	yes
taps	yes	specified sink mixer & washing machine stops	yes
living & dining			
joinery	no	options available on request	-
flooring	yes	bamboo	yes
lighting	yes	4 LED's	yes
power points	yes	2 clipsal double points	yes
phone point	yes	1 phone point	yes
data point	yes	1 data point	yes
study			
bulletin/pinboard	no	options available on request	-
doors	yes	sliding or hinged floor to ceiling painted timber doors	-
flooring	yes	carpet	yes
joinery	yes	natural or flint finish laminex as per plan	yes
lighting	yes	2 LED's	yes
power points	yes	2 clipsal double points	yes

standard inclusions and exclusions cont.....

finishes,
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cont...

item	included	details	upgrades available
external			
balustrades	no	costed if required	-
carport/ garage	no	options available on request	-
cladding	yes	Shadowclad / Colorbond / Exterior Board	yes
decking external to module frame	no	options available on request	-
decking within module frame	yes	as per plan	-
doors	yes	glass sliding doors to entry	-
exterior base boards	no	costed if required	-
exterior lighting	no	options available on request	-
exterior power and gas points	no	options available on request	-
exterior taps	no	options available on request	-
flyscreens	no	nylon or steel screens available on request	-
gutters	yes	box gutter & external RWH & downpipe	-
landscaping / paving	no		-
pergolas	no	options available on request	-
roofing	yes	corrugated klip-lok colorbond as per plan	yes
security screens	no	options available on request	-
external stairs	no		
general			
antennae	no	cabling to antennae location only	-
heating & cooling	no	options available on request	-
insulation	yes	floors R 2.8 / external walls R 3.7 / ceiling R 5.7	-
paint - internal	yes	dulux VOC colour range	yes
paint - external	yes	for Shadowclad or Exterior Board	-
electrical switchboard	yes		-
smoke detectors	yes	outside bedrooms	-
loose furniture	no		
window furnishings	no	options available on request	-
windows	yes	natural anodised aluminium or powdercoated frames with double glazing	yes

design &
logistics

item	included	details
design, planning & permits		
building permit	yes/no	modscape will apply and pay for a client's building permit if they are also appointed by the client to manage site works. if clients wish to manage their own site works they will need to act as owner/builder and apply and pay for their own building permit
detailed design documentation	yes	prepared following payment of design fee
planning permits	no	planning applications can be undertaken by modscape if required
soil report	yes	
engineering report	yes	
energy report	yes	
site specific reports required for planning	no	to be paid for by client if required
site works & services		
demolition	no	can be co-ordinated by modscape if requested
footings	yes	typically a screw pile footing system up to 600mm from ground level and 5.0m below ground level
hot water service	no	options available on request
initial site inspection	yes	within 150km radius of Melbourne. Travel charged at cost for 2 people for sites >150km from Melbourne
rainwater tank	no	options available on request
service connections	yes/no	see "building permit" above
site clearance	no	can be co-ordinated by modscape if requested
site preparation	yes	installation of screw pile foundations and siting of services
delivery & installation		
craneage	no	initial estimate confirmed after site inspection
transport within 150km of Melbourne	yes	further distances charged at cost
general		
insurance	yes	Home Owners Warranty Insurance

notes

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Specifications are subject to availability and may be substituted with an equivalent alternative.

Energy ratings are confirmed following site positioning

Modscape is happy to customise designs to incorporate customer supplied items. Terms and conditions surrounding this option can be discussed at the Design Detail stage.

This costing is valid for 30 days