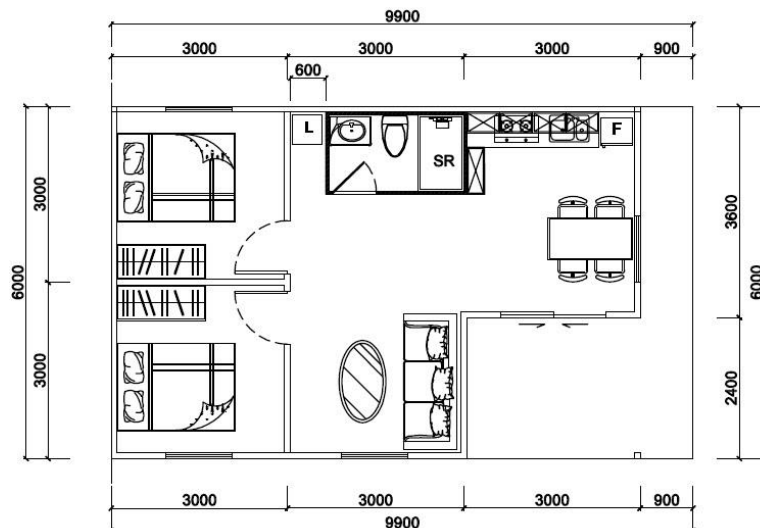




18 Nicole Way, Dandenong South, VIC 3175 (Just Kits Hardware)
Contact: 0450 522 374 (Daniel) / 0497 465 939 (Eric)
sales@modinnov.com

GENERAL INCLUSIONS – 6m x 9m - 2 bedrooms Modular



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Floor System inclusions (If applicable):

- Engineered prefabricated flooring system
- Yellow tongue internal flooring

General inclusions:

- Internal (offwhite) and external (monument) wall 50/75mm sandwich EPS panel.
- Ceiling height 2.5m, standard flat roof
- Internal ceiling Colourbond panel surfmist or similar colour
- Purlin flat roof corrugated roof panel
- Colorbond, gutter, barge capping and fascia board
- FC sheeting for overhang ceiling
- A Kitchenette unit (1600mm)
- Single glaze sliding windows
- Single glaze sliding door

Modular Bathroom Unit inclusion (as per floorplan):

- SMC molded waterproof chassis, wall panel and top plate
- Swing door
- Mirror box
- Bathroom cabinet
- Basin faucet, One piece toilet, Shower head set
- Ventilator
- Basin drainage components
- Hot and cold water supply pipe fittings

Electrical & Lighting:

- 13 amp Switchboard
- Double and single power points throughout downlights
- LED down lights as per electrical plan
- Smoke detectors as indicated on plan

Prices: **\$64,000 excluded GST and Delivery**

The following items are strictly excluded

- *Rangehood, stove oven, hot water system, A/C units, washing machine, dryer, wardrobe, kitchen sink*
- *Connection of water, storm water, power and sewage*
- *Pad Footing Foundation and stumps*
- *Extended eave, pergola, outdoor decking and stairs*

Documentation & Fee Exclusions: -

- *Soil test, Site feature surveying, Working drawings, Engineering Reg126, Energy & Bushfire Overlay Report and Building permit as required*