

Standard Inclusions



manor
BUILT FOR LIVING.



Standard Inclusions

Steel Base Frame & Footings

- ✓ Engineer designed heavy-duty underfloor steel chassis.
- ✓ RHS galvanised steel floor joists.
- ✓ Engineer designed concrete footing with galvanised steel pier insert.
- ✓ Galvanised pier affixed to underfloor steel-chassis. Specified in excess of N3 wind rating.
- ✓ Adjustable pier system upgrade option available for reactive soils.

Floor & Framing

- ✓ Termite treated 22mm particleboard flooring and fibre cement sheet flooring to wet areas glued and fixed with twist nail.
- ✓ Engineered steel* wall framing.
- ✓ Engineered steel* roof framing.

* The use of framing material is at company discretion and supply availability. Steel is the primary material used for wall and roof frames; however, timber is still an option.

Roofing

- ✓ Full 18° roof pitch with your choice of colour in Colorbond Corodek sheeting.
- ✓ Steeper roof pitch upgrade options available.
- ✓ Colorbond gutters and PVC downpipes.
- ✓ Complete eaves around your home – 300mm wide.

Cladding

- ✓ Sarking beneath all cladding.
- ✓ Range of Weathertex selflok cladding.
- ✓ Other profiles or render upgrade options available.

Kitchen

- ✓ Full-size Polytec moisture resistant kitchen cabinets with adjustable shelves and rolled edge laminated benchtop.
- ✓ Tough PVC edging to doors for durability.
- ✓ Overhead wall cabinets as per plan.
- ✓ Handles to all doors and drawers. Colour and design options available..
- ✓ 600mm Whirlpool stainless steel electric oven with separate gas cooktop (induction or electric upgrades available).

- ✓ 600mm stainless steel retractable rangehood over cooktop.
- ✓ Separate microwave and dishwasher provisions (not including appliance supply).
- ✓ 1¾ bowl stainless steel sink with designer chrome gooseneck mixer tap.

Tiling

- ✓ Wide selection of tiles to choose from.
- ✓ Full ceramic floor tiling to all bathrooms, ensuites, WC, laundry.
- ✓ Bathroom / ensuite walls tiled to 1200mm high, with shower recess up to 2100mm high.
- ✓ Skirting tiles to WC and laundry with splash back over tub and benchtop.
- ✓ WC skirting tiles to continue to 900mm high behind toilet.
- ✓ Full height tiled splash back between kitchen bench and overhead cupboards.

Wet area fittings/features

- ✓ Full gloss kick board vanity with matching large mirror above to bathroom / ensuite. Wall hung vanity is an upgrade.
- ✓ Full framed glass shower screen.
- ✓ Freestanding back to wall or corner mounted bath (as per plan).
- ✓ 4-lamp combination heater / fan / light to main bathroom.
- ✓ 2-lamp combination heater / fan / light to ensuite.
- ✓ Quality chrome towel rail, towel ring and toilet roll holder.
- ✓ Full ceramic dual-flush toilet suite.
- ✓ Quality chrome-plated solid brass tapware and shower rail unit.
- ✓ Fully integrated laminated bench unit (where shown on plan) with 45 Litre stainless steel tub with chrome flickmixer to laundry.

I never felt like I was a burden to the Manor Team. They were all extremely efficient, friendly and oh so accommodating.

No matter the curve-ball thrown at us, Manor handled it with ease and seemed to be always one step ahead. Thank you for absolutely everything. We will never forget your amazing efforts for our building journey.

Grace Chapman
Tailored Design, Greta, NSW

Insulation

- ✓ R1.5 fire retardant blanket / foil roof insulation.
- ✓ R2.0 thermal insulation batts to all external walls.
- ✓ R0.8 wall wrap to all external walls.
- ✓ Engineered wall bracing.
- ✓ Underfloor / ceiling / wall insulation options available.

Windows

- ✓ Low maintenance aluminium windows.
- ✓ Keyed-alike locks to all windows.
- ✓ Nylon mesh flyscreens to all windows.
- ✓ Painted treated pine external frames.
- ✓ 42mm wide architraves.

Doors and internal fixout

- ✓ Solid core feature front entry door.
- ✓ Solid core rear door with large glass insert.
- ✓ Fly-screen safety door to front and rear.
- ✓ Stylish lever door hardware throughout. Colour and design options available.
- ✓ Solid timber 66x18mm skirting and architraves.

Internal lining

- ✓ Plasterboard to ceilings and wall with 55mm cornice.
- ✓ Wet areas lined with wet area board.
- ✓ Raked ceiling to kitchen, dining and living room areas. Raked ceilings to other rooms are an optional inclusion, relative to selected design and internal ceiling heights.

Painting

- ✓ Quality 2-coat paint system throughout.

Built-in wardrobes/linen cupboards

- ✓ Fully laminated shelves to all units.
- ✓ Built-in robes to all bedrooms with combination of hanging space including shelf above and adjustable shelf unit.
- ✓ Quality SmartRobes with matching sliding doors.

Electrical & plumbing

- ✓ All electrical and plumbing complete within the home.
- ✓ Ample double power points throughout, including external power point.
- ✓ Front and rear external light (total of 4 on plans >110m²).
- ✓ Earth leakage circuit breaker fitted for safety.
- ✓ Wired in smoke detector/s.
- ✓ Circuit breaker board for easy checking / resetting.
- ✓ Wall mounted instantaneous 26L gas hot water service with factory-set temperature.
- ✓ Energy efficient 9W LED downlights to Living / Dining / Kitchen / Hallway / Laundry / WC / WIR as applicable.
- ✓ Ceiling fan to living area and fan / light combination to Bedrooms.

Other

- ✓ Council plans and specifications.
- ✓ DA / S68 application to Council (not including Council fees).
- ✓ The build takes place in our purpose built factory with full supervision.
- ✓ Tight quality control due to 'system-built' construction methods.
- ✓ Full internal builders clean and pre-handover quality check.
- ✓ 6 year major defects warranty.
- ✓ 2 year minor defects warranty.
- ✓ All appliance / manufacturer's warranties.
- ✓ Home Builders Compensation Fund Cover – where applicable.
- ✓ Some site specific building requirements are excluded.

Built-in deck (where applicable)

- ✓ Constructed on main steel chassis under main gable roofline.
- ✓ 90 x 22 kiln-dried treated pine decking.
- ✓ Painted kiln-dried treated pine vertical baluster handrail with shaped top rail.
- ✓ Natural decking oil to all decking.

Onsite

- ✓ Delivery within 200km of Lisarow (additional distances POA).
- ✓ Installation on engineer designed steel pier footing system (on level site with max. 700mm finished floor level).
- ✓ One (1) 900x900 treated pine landing and stairs with handrail to each external door.
- ✓ Painted DAR H3 treated pine subfloor skirting with access door.
- ✓ Vision and Vineyard Series
 - Integrated garage built on standard concrete slab only included where shown on plan.
 - Deck under main roofline only included where shown on plan.

Extras included in 'Package' price

- ✓ Quality polyester carpet from allowance, installed on underlay to bedrooms, robes and study.
- ✓ Vinyl floor covering from allowance to kitchen, living, hallways and dining areas.
- ✓ Quality window furnishings to all clear windows (excluding laundry).
- ✓ Quality window furnishings to sliding glass doors (where shown on plan).

Inclusions may vary with specific designs. Please refer to your Home Building Proposal which will take precedence over this document.

Due to industry supply chain issues, Manor may without notice alter specifications and inclusions, and / or substitute items for those of equal or higher value if an item becomes unavailable. Please check your Home Building Proposal and Selections information for accurate details, as those documents will take precedence over the specifications included in this document.

Things to consider when building your new modular home

Finance

Financing for a modular home can sometimes be challenging if the bank is not familiar financing modular homes. We have specialist finance brokers we can recommend, who are experienced in arranging finance for modular homes. We simply make this suggestion as we have seen too many bad experiences with brokers / manufactured homes and know there is an easier way. Contact us for more details.

Building Method

With almost 90% of the home completed in the factory, our builds are more flexible and **tailored designs** compared to conventional builds, closely supervised quality control, **short construction times**, and delivered where you want with **sustainable features**.

Choosing a Site

When considering buying modular – the site where you choose to build is just as important. **You will need to factor in constraints, plan orientation and access for the delivery of the home.** These are all things that we can assist you with during our Discovery and Design meetings.

Legal Compliances

Council approval and other site surveys/ bushfire reports will need to be completed prior to any site works and your home being delivered to site. Our Projects team will ensure the process is hassle-free and easy as we manage the approval of your home for you.

Sustainability & Energy Rating

If you care about the environment as much as we do, you'll soon **discover the green benefits of building with modular homes.** Efficient building methods, green materials and minimal wastage **thanks to our recycle and re-use policy.**

Essential Connections

How electrical and plumbing services are connected and how much it will cost, will depend entirely on your land. If you already have services on site, your new home connections will require less work. If there are no service connections in place, the added expense will need to be accounted for in your budget. Manor can assist you with more information during our Discovery and Design Meetings.

Interior Options

Our 4 style options give you the opportunity to capture the look you've always wanted or make your home unique with your choice of colours and fixtures. Our 14 colour boards are just the beginning!

Your Outdoor Space

Factor in what will be surrounding your home. Landscaping is the finishing touch to your home, although this can be completed after the home is built, it is always a good idea to **think about the gardens and layout so we can ensure the home is situated on your site correctly.**

Moving Costs

Don't forget the big day! With so much in mind, we find it is easy to overlook the actual moving process. **Plan your move-in easier with your given home handover date.**



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