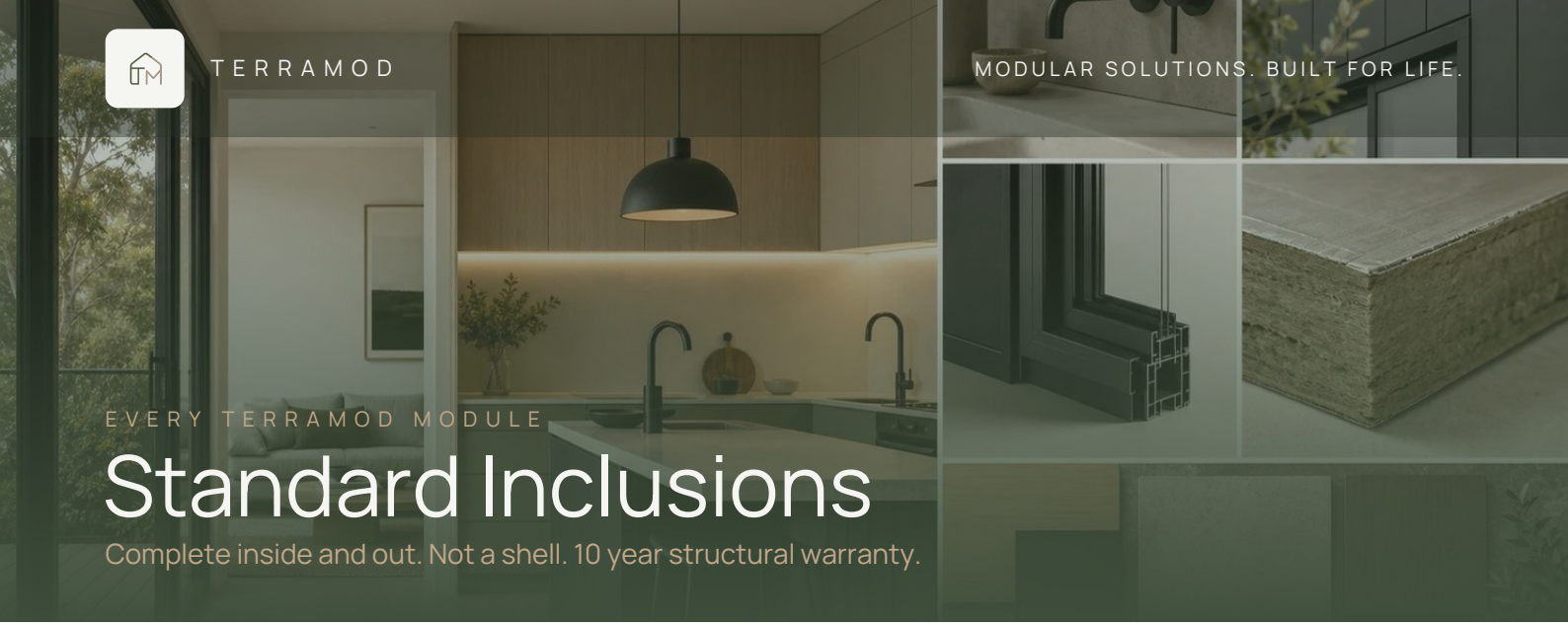


EVERY TERRAMOD MODULE

Standard Inclusions

Complete inside and out. Not a shell. 10 year structural warranty.

Every Terramod module leaves the factory finished: structure, insulation, windows, wet areas, kitchen, electrical, plumbing, paint and appliances. The module price is supply only, inc GST, delivered landed in Sydney. Installation on your site is an optional service, quoted per site, and can be managed by Terramod or your own builder.

WARRANTY AND CERTIFICATION

- 10 year structural warranty
- 12 month material warranty
- Structural steel fabricated to AS 4100, primary structure minimum 350 MPa
- WaterMark certified plumbing to Australian standards, no on site rework or retesting
- Electrical to AS/NZS 3000 series, switchboard to AS/NZS 61009
- Wet area waterproofing to AS 3740
- Glazing to NCC daylight and ventilation requirements
- Under 3.5 m wide, so no over width permit on NSW roads

STRUCTURE

- Heavy duty structural steel frame to external walls, floor and roof
- Steel framed internal walls
- Heavy gauge steel bearers and corner posts for bracing, lifting and load
- Fully welded corrugated steel roof with three layer weather resistant coating
- 60 mm SHS ceiling beam layer with galvanised steel battens
- Fibre cement external cladding
- Fire rated plasterboard ceilings
- 2400 mm ceiling height
- No timber in the structure. Termite proof for life

INSULATION

- Ceiling: spray polyurethane and rockwool, R5.1
- External walls: 60 kg/m³ rockwool, R2.8
- Floor: R2.0
- Vapour permeable external wall membrane

DOORS AND WINDOWS

- Aluminium framed windows, 6 mm double glazed toughened glass
- External glass sliding or hinged doors with keyed locks, as per design
- Painted flush panel internal doors with lever handles
- Privacy locks to bathroom and WC

ELECTRICAL, DATA AND SAFETY

- Domestic switchboard with circuit breakers and RCD protection
- Main supply lead coiled under the module, ready for connection
- Full power and lighting installation, conduit wired
- LED downlights and LED linear lighting as per drawings
- Double power points to every room as per electrical plan
- Phone, data and TV points to living area
- Photoelectric smoke alarms, mains powered with battery backup, interconnected
- Exhaust fans to bathroom and laundry, fresh air ventilator to living area

PLUMBING

- PEX water supply with copper fittings
- PVC drainage to a single collection point under the module
- Pre-installed pipework for split system air conditioning
- All plumbing WaterMark certified before it leaves the factory

BATHROOM AND ENSUITE

- Wall faced vitreous china toilet suite, 3 star WELS, soft close seat
- Wall mounted vanity with vitreous china basin and mixer
- Mirror cabinet with integrated lighting and storage
- Wall mounted shower mixer, rose and adjustable rail
- Toughened glass shower screen or curtain as per design
- Full height ceramic tiles to shower, tiled or painted walls as per design
- Ceramic floor tiles
- Towel rail and toilet roll holder
- Full waterproofing system: sealed penetrations, primed substrate, reinforced corners, membrane

KITCHEN AND LAUNDRY

- Custom built kitchen cabinetry, 2 pac or melamine fronts in your colour scheme
- Reconstituted quartz stone benchtop
- Four drawer cutlery unit with Blum soft close runners
- 600 mm ceramic tile splashback
- Stainless steel undermount sink with mixer tap
- Dishwasher provision: water, power and waste
- Laundry cabinet with stainless steel trough and quartz stone top
- Vented washing machine cupboard with taps and waste

STORAGE, FINISHES AND PAINT

- Built in wardrobes with partitioned storage to every bedroom
- Linen or storage cabinet with shelving as per design
- Painted plasterboard walls with shadowline ceiling junction
- Painted architraves and skirting throughout
- Walls: scrub resistant paint, one primer coat and two top coats
- Ceilings and trims: low gloss acrylic

APPLIANCES

- Built in electric oven
- Induction cooktop
- Built in rangehood

DELIVERY

- Sea freight, customs clearance and import GST all handled by Terramod
- Landed in Sydney, included in the module price
- Every module wrapped and protected for transit
- Delivery beyond Sydney metro quoted per project

OPTIONAL INSTALLATION AND SITE WORKS

Installation is not included in the module price. Terramod can quote and manage it for you, or your own builder can complete it. The typical scope on site is:

- Site preparation: cut and fill, foundations, drainage and stormwater
- Crane hire and placement of modules on the foundations
- Connection of water, sewer, stormwater and power to site services
- Flashings, trims and join finishing where modules meet. Painted trims are supplied with every multi module home
- Decks, steps, landings and entry platforms
- Touch up of external paint after transport
- Driveways, carports, fencing and landscaping
- Council or CDC approval, site specific engineering, BAL upgrades

UPGRADES AVAILABLE

- Decking, verandas and alfresco areas
- Carpet, feature walls and premium finishes
- Window coverings
- Split system air conditioning and ceiling fans
- Dishwasher, microwave and fridge
- Solar and battery
- Rainwater tanks
- External cladding upgrades

IMPORTANT INFORMATION

Inclusions apply to the fixed Terramod base designs and are supplied as shown on the selected design. Fixtures and finishes are selected from the Terramod standard range. Items not listed here are not included. Site works, approvals, connections and installation vary by site and are quoted separately. Specifications may change without notice as products are updated; the signed contract sets the final scope. Prices are in Australian dollars and include GST.