

# “Exclusive” Inclusions

What others call ‘Extras’ we simply call Standard!

<i>PRELIMINERIES</i>	STANDARD	OPITIONAL	<i>SITE WORKS &amp; ALLOWANCES</i>	STANDARD	OPITIONAL
Fixed Price Contract	✓		Earthworks site cut and fill to 900mm ( excluding rock-trees )	✓	
Working Drawings (ours or yours)&specifications by Ison Homes	✓		Difficult site excavations to suit contour levels	✓	
Councils fees and charges to \$2000.00	✓		Traditional concrete slab and internal beams ( excluding piers)	✓	
Plans Design by our Qualified Designer	✓		Steel Reinforcing designed by Certified engineer	✓	
N2 wind loading as per Building Code of Australia	✓		Single phrased power connection	✓	
BSA Insurance Premiums’	✓		Concrete Pump allowance	✓	
Soil testing and design by qualified engineer	✓		3 phrase power connection for air-conditioning	✓	
Portable Long Service Levy Fees	✓		Sewerage connection up to 6m from slab	✓	
Comprehensive works insurance	✓		Storm water connection point up to 10m from slab	✓	
Appointment with Colour Consultant	✓		Builders debris clean removal ( excluding excess soil removal)	✓	
<i>GENERAL CONSTRUCTION</i>	✓		<i>EXTERNAL FINISHES</i>	✓	
H2 Termite treated frame and roof trusses		✓	Face brick allowances \$500.00 pc value	✓	
Pine wall frames and trusses	✓		Selection of wall cladding /finishes “as per house design”	✓	
Termite barrier determined by Builder (physical or chemical )as per AS3660.1	✓		Undulated cement wall rendering “as per house design”	✓	
Exterior wall sarking to all external walls for moisture control	✓		Smooth sponge finished cement wall rendering “as per house design”	✓	
Anticon Ceiling insulation to all Colour bond Roofs	✓		Ceramic tile sills to render finishes	✓	
R1.5 External batts to exterior walls		✓	Monier/Boral Concrete tile Roofs “as per house design”	✓	
2440 mm ceiling heights standard unless plan state otherwise	✓		Colour bond Blue Scope Roof “as per house design”	✓	
Posi Struts Floor joist for air con ducting to avoid dropped ceilings		✓	Colour bond Blue Scope Fascia and Gutter	✓	
Raven weather seals to front / back passage doors	✓		Plain Concrete to alfresco areas where shown on plans	✓	
5mm Clear powder coated aluminium windows and doors	✓		Sectional/Panel lift Garage doors to 4.800 wide	✓	
All aluminium doors and windows supplied with key locks	✓		Timber Wood grain sectional panel lift garage doors		✓
Professional Interior house prior to hand over	✓		Garage door opener with 2 remotes	✓	

**INTERNAL FINISHES**

- Reverse Cycle Fully Ducted Air Conditioning ✓
- Vacuum Maid Vacuum System ✓
- Flush Panel interior doors ✓
- Mirror doors to robes ✓
- Millennium shelving and hanging rails to all robes ✓
  
- Skirting finger jointed pine 68x11 stepped mould ✓
  
- Architraves finger jointed pine 42x11 stepped mould ✓
- 90mm coved cornices throughout ( Inside Robes 55mm ) ✓
- 3 Coats of quality low sheen paint to walls ( 1 sealer 2 top coats) ✓
- 2 Coats of quality flat paint to ceilings except bathroom and ensuite ✓
- Bathroom & Ensuite Ceilings in low sheen finishes ✓
  
- 1 Main Colour Change to walls ✓
- 1 Colour featured walls ✓
- All wood timber finishes & doors painted in high wearing gloss enamel paints ✓
- Digital Compliance Television Aerial ✓
- 2 Television Points ✓
- Telephone wiring to first point ( connection to provider not included) ✓
- Generous light and double power points allowances ✓
- Energy saving down lights throughout - fluorescent lights to garage ✓
- Intercom Stations ✓
- Vacuum Maid internal vacuum system ✓
- Sound check wall insulation for home theatre entertainment rooms ✓
- Data cabling for home theatre systems ✓

- Energy efficient heat pump hot water system 275lts ✓
- Rinnai Gas hot water system, owners' to supply gas bottles ✓
- Solar hart hot water system ✓
- Pivot Entry Door to pc value \$1600.00 ( clear glass infill's) ✓
- Architectural Designer door handles to front door ✓
- Gainsborough architectural door furniture through out pc value (35.00) ✓
- Lock wood double cylinder dead locks to exterior doors keyed alike ✓
- 2 coats of quality exterior paint used where specified ✓
- 5000 litre round poly rain water tanks ✓
  
- 5000 litre slimline space saver rain water tanks ✓
  
- 2 brass external garden taps ✓

**KITCHEN INCLUSIONS**

- Caesar Stone bench Tops ✓
- Laminate finishes to kitchen bench tops and doors ✓
- Wall Oven unit with Microwave provision/pot drawer if shown on plans ✓
- Glass Splashbacks to Kitchen Bench tops ✓
- Decorator door handles ✓
- Overhead cupboards if shown on plans ✓
  
- Range hood canopy ✓
- Quality European Stainless Steel upright electrical wall oven / hotplates ✓
- Soft closing doors and drawers hinges ✓
- 1 ¾ Oliveri stainless steel sink ✓
- Provision for dishwasher if shown on plans ✓
  
- Power/water connections for dishwasher ✓

## BATHROOM & ENSUITE INCLUSIONS

Wet area and floor / wall tiling \$25.00 m2	✓
Laminate finishes to all vanity cabinets'	✓
Soft closing doors and drawers hinges	✓
Vessel vanity basins Square or Round with over flow by pass	✓
1500mm Acrylic white bath	✓
Havan Freestanding Bath	✓
Corner Spa bath	✓
Clear Glass pivot semi frames less shower screens	✓
Fully Frameless shower screens	✓
Frameless Mirrors full length of vanities	✓
Dual Flush ceramic toilet and pan with fully enclosed 'S' bend	✓
AAA rated ceramic mixer taps throughout	✓
Daintree chrome handheld rose with basket	✓
Laundry laminated bench tops and doors "as per house design"	✓
Washing machine stops concealed in cabinets	✓
45 Litre stainless steel laundry tub with over flow bypass	✓
Excel 3-in-1 heat lamps	✓
Exhaust fans to bathroom & Ensuite	✓
Designer towel rails and toilet holders	✓

## TURNKEY INCLUSIONS

1.800 High timber fencing to side and rear boundaries	✓
Exposed Driveways & Paths	✓
Fully turf to balance of property	✓
Designer letter box	✓
Retractable clothes line	✓
Ceramic tile floor coverings	✓
Polished timber floors to living areas	✓
Carpets to bedrooms	✓
Windows coverings ( Venetians)	✓
Security screens to windows and sliding doors	✓
Ceiling Fans to bedrooms	✓

## MANDORTY ITEMS

Earth Leakage to cut power if a short is detected	✓
Hardwired smoke alarms ( battery backup) , sounds alarm when some detected	✓
Water tempering valves to prevent scalding	✓
Scaffolding and edge protection during construction to prevent falls	✓
Non Return valves to prevent contaminated water re-entering	✓
Work Place Health and Safety notification and levy	✓
Sediment Control barriers to Council Requirements	✓

Ison Homes reserves the right to change these inclusions at anytime without notice. Please check your building contract documents for the complete list of inclusions. This document does not form part of any building contract with Ison Homes Pty Ltd

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