



ISON

HOMES



Our Inclusions

PRELIMINARIES	
Fixed Price Contract	✓
Working Drawings (ours or yours)&specifications by Ison Homes	✓
Councils fees and charges to \$2000.00	✓
Plans Design by our Qualified Designer	✓
N2 wind loading as per Building Code of Australia	✓
QBCC Insurance Premiums'	✓
Soil testing and design by qualified engineer	✓
Portable Long Service Levy Fees	✓
Comprehensive works insurance	✓
Appointment with Colour Consultant	✓
SITE WORKS & ALLOWANCES	
Earthworks site cut and fill to 900mm (excluding rock-trees)	✓
Difficult site excavations to suit contour levels	✓
Traditional concrete slab and internal beams (excluding piers)	✓
Steel Reinforcing designed by Certified engineer	✓
Concrete Pump allowance	✓
Single phrased power connection	✓
3 phrase power connection for air-conditioning	✓
Urban Utilities reconnection fees for new sewerage and water points (Conditions Apply)	✓
Sewerage connection up to 6m from slab (Conditions Apply)	✓
Storm water connection point up to 10m from slab (Conditions Apply)	✓
Builders debris clean removal (excluding excess soil removal)	✓
GENERAL CONSTRUCTION	
H2 Termite Treated Frame and Roof Trusses Wall Construction	✓
H2 Termite treated frame and roof trusses Roof Truss Construction	✓
Termite barrier determined by Builder (physical or chemical)as per AS3660.1	✓
Exterior wall sarking to all external walls for moisture control	✓
Anticon Ceiling insulation to all Colour bond Roofs	✓
R1.5 External batts to exterior walls	✓
2440 mm ceiling heights standard unless plan state otherwise	As per Plans
Posi Struts Floor joist for air con ducting to avoid dropped ceilings	As per Plans
Raven weather seals to front / back passage doors	✓
5mm Clear powder coated aluminium windows and doors	✓
All aluminium doors and windows supplied with key locks	✓
Professional Interior house prior to hand over	✓
EXTERNAL FINISHES	
Face brick allowances \$500.00 pc value	As per Plans
Selection of wall cladding /finishes as per house design	As per Plans
Undulated cement wall rendering	As per Plans
Smooth sponge finished cement wall rendering	As per Plans
Ceramic tile sills to render finishes	As per Plans
Monier/Boral Concrete tile Roofs	As per Plans
Colour bond Blue Scope Roof	As per Plans
Colour bond Blue Scope Fascia and Gutter	✓
Plain Concrete to alfresco areas where shown on plans	✓
Anticon Insulation to Underside of Colour Bond Roofing	✓
R 3.0 Batts to ceilings	✓

R 1.5 Batts to exterior walls	✓
Sectional/Panel lift Garage doors to 4.800 wide	✓
Timber Wood grain sectional panel lift garage doors	As per Plans
Garage door opener with 2 remotes	✓
Energy efficient Heat Pump hot water system 275lte	✓
Rinnai Gas hot water system, (owners' to supply gas bottles or main's connection)	As per Plans
Solar hart hot water system	As per Plans
Solar Panels to Roof	As per Plans
Pivot Entry Door to pc value \$2200.00 (clear glass infill's)	✓
Gainsborough architectural door furniture through out pc value (35.00)	✓
Lock wood double cylinder dead locks to exterior doors	✓
3 coats of quality paint used where specified	✓
5000 litre round poly rain water tanks	As per Plans
5000 litre slimline space saver rain water tanks	As per Plans
2 brass external garden taps	✓
INTERNAL FINISHES	
Reverse Cycle Fully Ducted Air Conditioning	As per Plans
Split Systems to rooms	As per Plans
Flush Panel interior doors	✓
Mirror doors to robes	✓
Wire Millennium shelving and hanging rails to all robes	✓
Skirting finger jointed pine 68x11 stepped mould	✓
Architraves finger jointed pine 42x11 stepped mould	✓
Open Housed Internal Timber Stair Case	As per Plans
Glass Balustrading	As per Plans
90 mm coved cornices throughout (Inside Robes 55mm)	✓
3 Coats of quality paint (1 sealer 2 top coats)	✓
1 Main Colour Change to walls	✓
Colour featured walls	✓
All wood timber finishes & doors painted in high wearing gloss enamel paints	✓
Digital Compliance Television point	✓
Telephone wiring to first point (connection not included)	✓
Generous light and double power points allowances	✓
Intercom Stations	As per Plans
Vacuum Maid internal vacuum system	As per Plans
45 Litre stainless steel laundry tub with over flow by pass	✓
Sound check wall insulation for home theatre entertainment rooms	As per Plans
Data cabling for home theatre systems	As per Plans
KITCHEN INCLUSIONS	
Caesar Stone bench tops to kitchen	✓
Laminate finishes to kitchen 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	As per Plans
Range hood canopy	✓
Quality European Stainless Steel upright electrical wall oven / hotplates	✓
Soft closing doors and drawers hinges	As per Plans

1 ¾ Oliveri stainless steel sink	✓
Provision for dishwasher if shown on plans	As per Plans
Power/water connections for dishwasher	✓
Wall Ovens Free Standing Hot Plates Gas Hot Plates Dish Washer Included	✓
BATHROOM & ENSUITE INCLUSIONS	
Wet area and floor / wall tiling as per pc allowances	✓
Caesar Stone bench tops to vanities	✓
Laminate finishes to all vanity cabinets	✓
Soft closing doors and drawers hinges	As per Plans
Counter Top vanity basins Square or Round with over flow by pass	✓
1500mm Acrylic white bath	As per Plans
Havana Freestanding Bath	As per Plans
Corner Spa bath	As per Plans
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	✓
Ceramic mixer taps through out	✓
Excel 3-in-1 heat lamps	✓
Exhaust fans to Bathroom & Ensuite	✓
Designer towel rails and toilet holders	✓
Rectified Tiles Provisional Sum Allowances for Tiling \$30.00	✓
Tiling to underside of cornices	✓
TURNKEY INCLUSIONS	
1.800 High timber fencing to side and rear boundaries	As per Plans
Driveways & Paths	As per Plans
Fully turf to balance of property	As per Plans
Designer letter box	As per Plans
Retractable clothes line	As per Plans
Floor coverings Porcelian Tiles	As per Plans
Polished timber floors to living areas	As per Plans
Carpets to bedrooms	As per Plans
Windows coverings (Venetians)	As per Plans
Security screens to windows and sliding doors	As per Plans
Ceiling Fans to bedrooms	As per Plans
MANDORTY ITEMS	
Hardwired smoke alarms (battery backup) , sounds alarm when some detected	✓
Earth Leakage to cut power if a short is detected	✓
Water tempering valves to prevent scalding	✓
Non Return valves to prevent contaminated water re-entering	✓
Scaffolding and edge protection during construction to prevent falls	✓
Work Place Health and Safety notification and levy	✓
Sediment Control barriers to Council Requirements	✓
<p>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 Valid from 1.10.20014</p>	