

External	Ironsons	Compare
Face brickwork to garage or piers, as per façade design, to be selected from the Ironsons Standard Range Notes: <ul style="list-style-type: none"> - One additional render colour included for façade - Rendered Cemintel to internal garage returns and outdoor living beam returns - Facades and designs may use alternate materials as detailed on plan 	✓	
Porch and Alfresco ceilings – FC sheet or plasterboard (design specific)	✓	
Ground Floor		
Rendered Autoclaved Aerated Concrete Hebel wall system with textured acrylic render finish (one colour)	✓	
First Floor		
Dulux Exsulite fully integrated, battened wall system comprising continuous air barrier, 75mm EPS foam cladding and Coloured textured acrylic render finish (one colour)	✓	
Garage	Ironsons	Compare
Single skin brick veneer construction (design specific)	✓	
Seville Straight line profile sectional overhead door to front of garage – standard profile and colours, up to 4800mm wide x 2400mm high	✓	
Motorised sectional panel lift door to garage facade with 2 handsets and wall mounted remote controls	✓	
Plasterboard lined ceiling and walls (design specific)	✓	
Roofing	Ironsons	Compare
Colourbond standard profile roofing & colours including sarking and 1 whirly bird	✓	
Anticon blanket R1.3 to all roofs	✓	
22.5 degree pitched roof (design specific)	✓	
Colourbond metal deck roofing and box gutters to “flat” lower roof areas as indicated on drawings	✓	
Colourbond parapet capping (where applicable)	✓	

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Fascia and Gutter	Ironsons	Compare
Colourbond metal fascia, quad gutter and 90mm round downpipes	✓	

Windows	Ironsons	Compare
Aluminium semi-commercial 55mm frame, 60mm sash awning feature windows to front Façade, and to remainder of dwelling	✓	
Aluminium semi-commercial 100mm frame, 60mm sash to sliding doors ground floor	✓	
Flywire screens with fibreglass mesh to all openable windows	✓	
Double glazed windows, with LOW E throughout dwelling	✓	
Window locks to all openable windows and sliding doors	✓	

Framing	Ironsons	Compare
90mm MPG10 pine wall frames, at 450mm centres, engineer designed roof trusses at 600mm centres, bracing and 360mm floor joists, all external timber post and beams are H3. Our frames are ABOVE Australian Standards.	✓	

Internal Cladding	Ironsons	Compare
Plaster board fixed internally to wall frames and ceilings	✓	
Square set plaster throughout dwelling including garage	✓	

Ceilings	Ironsons	Compare
2590mm ceiling height to single storey and ground floor of double storey (frame size)	✓	
2590mm ceiling height to first floor of double storey homes (frame size)	✓	
Note: - Ceiling heights may vary with options chosen or as part of the design (e.g., where dropped ceilings, raked ceilings or bulkheads are part of the design)	✓	

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Staircase (Double Story Only)	Ironsons	Compare
MDF staircase finished in Cat 2 carpet. First step tread to be finished in VIC Ash Hardwood with a bullnose edge finished in a clear stain	✓	
1000mm painted plaster dwarf walls around stair void & entry void (where applicable)	✓	
Painted MDF 50mm square handrail with 16mm stainless steel round balusters	✓	

External Doors	Ironsons	Compare
2040mm high x 920mm wide Corinthian premium Flush Panel Contemporary door with timber frame and clear glaze sidelight to Front Entry (design specific)	✓	
External Laundry Door – W 21, including timber frame with clear glazed 2040mm high x 820mm wide	✓	
Rear Garage Door – External garage premium flush panel, 2040mm high x 820mm wide	✓	
Garage / Internal Access door, premium flush panel with painted timber frame	✓	

Internal Doors / Architraves / Skirting	Ironsons	Compare
2040mm high Corinthian flush panel doors throughout	✓	
92 x 12mm primed MDF pencil double round profile skirting boards throughout	✓	
Plaster revealed windows and door frames (No architraves to all windows and internal doors)	✓	

Door Furniture	Ironsons	Compare
Gainsborough, front door G4 Oblong 450mm, Entrance set with round smooth deadbolt	✓	
Garage / Internal Access Door - Gainsborough G4 540 Terrace knob lockset in Brushed Chrome)	✓	
Garage / External Access Door - Gainsborough G4 540 Terrace knob lockset in Brushed Chrome)	✓	
Internal Passage Doors – Gainsborough Urban G2 "Aurora" in brushed chrome	✓	
Internal Privacy Urban G2 "Aurora in brushed chrome adaptor to: Master Suite x1, Ground Floor Powder / WC x1, First Floor Powder / WC x1, Bathroom x1	✓	
Gainsborough Architectural flush pull handles to cavity sliding doors	✓	

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Gainsborough Architectural door stops to all hinged doors	✓	
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Heating	Ironsons	Compare
Gas ducted heating including digital network controller with programmable thermostat, up to 9 outlets	✓	

Electrical	Ironsons	Compare
Direct wired photo electric smoke detectors as per electrical drawings	✓	
1 x Telephone point to Kitchen and single GPO combo (Kitchen back wall bench)	✓	
2 x TV Points (CAT6) / Data Pack (To master bedroom and family room)	✓	
1 x TV Aerial	✓	
Data pack including 4 x data points with socket, patch leads and Cisco Linksys router	✓	
8-Watt 90mm LED downlights (White) throughout the home and the outdoor living	✓	
2 x Double Clipsal Iconic power points to each room	✓	
3 x Double Clipsal Iconic power points to Master Suite & Family Room	✓	
3 x Round Step lights (white) to Staircase (double storey)	✓	
2 x Double 600mm fluorescent lights with diffuser to Garage	✓	
2 x Para-flood lights mounted externally (Laundry & Rear of Garage)	✓	
1 x 2-way switch (passage to Kitchen)		
<i>Note: A 2-way switch will be automatically installed to Double Storey Staircase in accordance with regulations</i>	✓	
Telecommunications conduit for your NBN run in with drawstring of 12 meters from electrical pit at boundary to the meter box only from side to side of garage including double power point for future connection (by others)	✓	

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Kitchen	Ironsons	Compare
Kitchen selected laminate range cupboards with up to Category 2, 20mm edge reconstituted stone benchtop	✓	
Kitchen selected laminate range over head cupboards as mark on plans	✓	
Kitchen selected laminate range 2x pot draws either side of oven, one bank of cutlery draws and 1x 45L pull out twin waste bins	✓	
Island Bench Selected laminate range cupboards with up to Category 2, 40mm edge reconstituted stone benchtop	✓	
Base cupboards have a 16mm shadow line detail above doors and draws throughout	✓	
All cupboards, doors and drawer fronts include soft close hardware throughout	✓	
All base cupboards come with Category 1, handles throughout	✓	
Tiled splashback to Kitchen back wall between cooktop and rangehood for the length of the bench	✓	
Single or Double top mount stainless steel sink	✓	
Bright chrome mixer, to Kitchen Sink	✓	
Dishwasher provision and connections	✓	
Microwave provision with laminate pot drawer beneath and connections	✓	

Appliances	Ironsons	Compare
900mm European stainless-steel commercial built in electric oven	✓	
900mm European stainless steel commercial 5-burner gas cooktop	✓	
900mm European stainless steel concealed rangehood	✓	
600mm European stainless steel free-standing dishwasher 14-place setting	✓	
600mm European stainless steel commercial built in electric oven to be fitted to wall oven tower (Design specific)	✓	

Pantry / Walk-in Pantry	Ironsons	Compare
4x White melamine shelves	✓	

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Butler's Pantry (plan specific)	Ironsons	Compare
Selected Laminate base cupboards with up to Category 2, 20mm stone benchtop (Plan specific)	✓	
Single top mount stainless steel sink	✓	
Bright Chrome mixer, to butler's sink	✓	

Laundry (plan specific)	Ironsons	Compare
Selected Laminate base & overhead cupboards. Overhead cabinet to have a single hanging rail with up to Category 2, x1 Tall Broom Cabinet (Plan specific), 20mm Stone benchtop	✓	
45 Litre Top Mount Stainless steel sink.	✓	
Top mount Bright chrome mixer, to laundry trough.	✓	
Bright chrome washing machine stops, concealed within cabinetry.	✓	

Master Ensuite	Ironsons	Compare
Selected standard range Laminate cupboards with up to Category 2, 20mm stone benchtop.	✓	
White China undermount basins, including stainless steel waste (plan specific)	✓	
Top mount Bright chrome mixers	✓	
Polished edge mirror 300mm above vanity cabinets to passage door height	✓	
Full vitreous China rimless toilet suite with soft close lid	✓	
Fully tiled shower base, with grate	✓	
Wall mounted shower head on rail to shower	✓	
Freestanding white bathtub 1560x750x560mm (where applicable) -plan specific	✓	
Wall mounted bright chrome mixer to bath/spa (where applicable) -plan specific	✓	

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Bathroom	Ironsons	Compare
Selected standard range Laminate cupboards with up to Category 2, 20mm stone benchtop.	✓	
White China undermount basin, including stainless steel waste.	✓	
Top mount Bright chrome mixer	✓	
Polished edge mirror 300mm above vanity cabinets to passage door height.	✓	
Fully tiled shower base, with grate.	✓	
Wall mounted shower head on rail to shower	✓	
Freestanding white bathtub 1560x750x560mm (where applicable) -plan specific	✓	
Wall mounted bright chrome mixer to bath/spa (where applicable) -plan specific	✓	

Powder (plan specific)	Ironsons	Compare
350mm drop down front with Category 2, 20mm Stone benchtop (plan specific) <i>Note:</i> - Where plans show a freestanding vessel basin or semi-recessed basin, the equivalent model will be provided	✓	
White China above counter basin including stainless steel waste.	✓	
Top mount Bright chrome mixer	✓	
Polished edge mirror 300mm above vanity cabinets to passage door height	✓	
Full vitreous China rimless toilet suite with soft close lid (plan specific)	✓	
Fully tiled shower base, with grate (plan specific)	✓	
Wall mounted shower head on rail to shower (plan specific)	✓	
Wall mounted bright chrome mixer to shower (plan specific)	✓	

Water Closet (WC)	Ironsons	Compare
Premium vitreous China dual flush rimless toilet with soft close lid	✓	

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External Paint	Ironsons	Compare
Front Entry Door - Dulux weather shield 3 coat system	✓	
Timber Work – Dulux integrated 3 coat system to all clear stain	✓	
Porch, Alfresco and Eaves (if applicable) – Dulux weather shield matt 3 coat system	✓	
Steel Lintel – Dulux weather shield low Sheen 3 coat system	✓	

Internal Paint	Ironsons	Compare
Internal Walls – Dulux matt 3 coat system (one colour)	✓	
Ceiling – Dulux flat ceiling white 2 coat system (one colour)	✓	
Internal Doors – Dulux satin gloss finish 3 coat system (one colour)	✓	
Timber Work – Dulux satin gloss 3 coat system (one colour)	✓	

Linen	Ironsons	Compare
4x White melamine shelves	✓	

Robes	Ironsons	Compare
Single white melamine shelf with hanging rail (set at 1650mm)	✓	
White laminate sliding doors (as per plans)	✓	

Master Walk-in Robe	Ironsons	Compare
Single melamine shelf with hanging rail (set at 2000mm) and 1 x tower unit with 3 drawers and adjustable shelves	✓	

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Floor Coverings	Ironsons	Compare
Timber Floors		
Laminate timber flooring from selected range to: Entry, Passage, Kitchen, Meals & Family	✓	
Carpet		
Up to Category 2, Sisal Loop, or Cut Pile Plush Carpet with underlay to all other areas not tiled or laminated	✓	
Master Ensuite		
Up to Category 2, 450mm x 450mm Floor to Ceiling Tiles (as per plans)	✓	
Bathroom		
Up to Category 2, 450mm x 450mm Floor to Ceiling Tiles (as per plans)	✓	
Laundry		
Up to Category 2, 450mm x 450mm floor tiles to Laundry with 100mm tiled skirt	✓	
Powder Room		
Up to Category 2, 450mm x 450mm Floor tiles to Powder room with 100mm tiled skirt	✓	
WC		
Up to Category 2, 450mm x 450mm floor tiles to WC with 100mm tiled skirt	✓	
Wall Tiles		
Kitchen Splash back		
Category 2, 100mm x 300mm White tile splashback (back wall up to 700mm high)	✓	
Butler's Pantry Splash back (plan specific)		
Category 2, 100mm x 300mm White tile splashback (back wall up to 700mm high)	✓	
Laundry Splash back		
Category 2, 100mm x 300mm White tile splashback (back wall up to 700mm high)	✓	
Powder Room Splash back		
Category 2, 450mm x 450mm tile splashback (back wall up to 450mm high)	✓	

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Shower Screens	Ironsons	Compare
Semi frameless glass shower screen with door in satin chrome and clear glazing	✓	
Sanitary Accessories	Ironsons	Compare
Master Ensuite		
600mm wide single chrome towel rail from Ironsons standard range	✓	
Chrome Toilet roll holder from Ironsons standard Range	✓	
Bathroom		
600mm wide single chrome towel rail from Ironsons standard range	✓	
Powder Room		
300mm wide single chrome towel rail from Ironsons standard range	✓	
Chrome Toilet roll holder from Ironsons standard Range	✓	
600mm wide single chrome towel rail from Ironsons standard range. <i>Note: Item is design specific to where a shower is part of the Powder room design.</i>	✓	
Water Closet (WC)		
Chrome Toilet roll holder from Ironsons standard Range	✓	
Plumbing / Hot Water Service	Ironsons	Compare
Rinnai Solar Hot Water Service with Gas Booster and single solar panel to north roof plane	✓	
2 x external taps as indicated on plans	✓	

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Energy Efficiency	Ironsons	Compare
R2.5 wall batts to ground floor & first floor external walls, excluding garage	✓	
R6.0 Ceiling batts to dwelling ceiling space, excluding garage, porch & alfresco	✓	
R 3.5 to sub floor ceiling batts	✓	
R2.5 to Internal ensuite, bathrooms, powder, WC & laundry internal walls	✓	
Draught and weather seals to all external doors and aluminium windows	✓	
Self-closing exhaust fans where required	✓	
External wall and garage internal walls with proctor breather wrap, excluding garage boundary wall	✓	

General Inclusions	Ironsons	Compare
Full working drawings	✓	
Structural and footing designs in accordance with engineering requirements, and associated documentation	✓	
Building permit, inspections, and associated fees	✓	
Colour consultation	✓	
10 Year homeowners warranty insurance	✓	
Termite treatment including part A to penetration and part B to perimeter of slab	✓	
Geotechnical soil report & topographical land survey	✓	
Property information from council and/or relevant authorities	✓	
Site inspection and analysis by Ironsons Homes to assess existing conditions, council assets and pre-construction inspection	✓	
Application to relevant energy provider where overhead power conversion is required	✓	
Quality 3rd party inspections carried out by BPI 360 at Pre-Plaster, Pre-Paint and Final	✓	
90 Day maintenance period with walk through post-handover	✓	

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Site Costs and Connections

- Connections of services (water, gas, sewer & stormwater) up to 650m² allotment area with up to 300mm fall over the building platform and H-Class engineer designed waffle pod concrete slab with 25MPA 100mm concrete
 - o Sewer & Stormwater connections within the building site up to 1.5m deep, dry tapping water connection to town supply from existing main on the same side of the street, up to 9m setback
- Contribution fees and associated costs for plugging, installing, relocating or additional water meters & assemblies are the responsibility of the Owner/s and are to be paid directly to the relevant authority
- Demolition of existing dwelling/s, or buildings and structures are the responsibility of the Owner/s
- Connection of single-phase underground power to dedicated pit up to 12m from meter box location. Conversion of Overhead Power to Underground is the responsibility of the Owner/s
- Elevated work platforms and roof barriers, as required. Site refuse container/s, Site toilet, all safety scaffolding and railing fences
- Bush fire rating, if required by local and/or relevant authorities
- Setbacks greater than 9m may attract additional costs for service run-ins and connection
- NBN connection with relevant provider is the responsibility of the Owner/s including any associated costs

General Conditions

All dimensions listed above are nominal and / or indicative only. These Ironsons Inclusions are subject to product and pricing change without notice and we reserve the right to substitute listed products with equivalent items from alternate suppliers. Items such as landscaping, plants/shrubs, driveways, external decking, BBQ's, pergolas, furniture (indoor & outdoor), Timber flooring, Window furnishings, audio visual equipment, alarm systems, accessories, garage deadlocks, automatic door closers and light fittings (Wall & Ceiling) are decorative items and are not included in the base price of the house, unless specifically nominate in the above Ironsons Inclusions.

Pricing excludes site specific Local Council & OH&S requirements, Rescode windows, rock removal, telephone connection (street draw up, cabling, connections, and conduit) and consumer charges, and any other connection & consumer charges of the like.

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