

iesha homes

## INCLUSIONS & EXCLUSIONS

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### Ieshahomes Quick Specs:

- Each new home uses quality standard materials in association with newer materials and more modern building methods.
- Structural steel makes a complete skeleton to which all other components are supported and attached to.
- All components are certified for Australia and New Zealand. We pass on all guarantees by suppliers of components.
- Iesha Homes are the toughest and best insulated homes available in the market at a cost-effective price.
- Each steel frame is specific to the area we or you are building a new home. Our services and fixed pricing are all included in our service to our clients.
- We can help with house and land packages, build on your land and Flat pack plus provide builders support.

***With Australian and New Zealand Standards applied, Ieshahomes are the toughest homes on the market...***

# **YOUR IESHA HOME: Inclusions**

## **Material List**

We give you a list of components and you can select your own (we give you a budget for kitchen, bathroom, and tiles.) Here are some of the key materials for an Iesha Home.

## **Standard Component List**

- Concrete Pad Pouring Sleeves x 16 (+ Seismic components for NZ)
- STEEL 125mm, Galvanised + (2 pack coloured of choice) Engineered Boxed Steel Skelton Frame with “Usable” under space sub floor, decks, railings, steps.
- Aluminium Window and Doors + screens and louvres (Double/tri- glazed option for NZ) High set with louver options.
- Double Front and Back Fire Rated Doors (Wood/Core and Wood) or Aluminium
- Internal Core Designer Matched Doors and Frames
- Bondor or NZSIP Panels Wall Cladding (easy fit) 120mm (No Maintenance) and tough standard finish using Matrix Panel series from James Hardie.
- Bondor or NZSIPs Roof (Colourbond) SIP 150mm to 200mm
- UBIC – INEX or James Hardie no maintenance flooring (like a cloudy concrete polish finish) or can be covered
- INEX or James Hardie no maintenance deck and step covering
- Cyclone Gutters and downpipes
- All components and parts for the house
- Kitchen and Bathroom Kits (you choose) Budget of \$10k Or this can be left out and you purchase
- Electrical and Plumbing fixtures and Fittings (modern snap fit)
- Building Manual (DIY Build only)
- Building Plans (DIY Build only)
- Engineering Plans (DIY Build only)
- Finishing components and Paint
- On demand Instant Gas Emersion Heater 16L
- Power Box
- Specific HELP you build tools (DIY Build only)
- Administration service for Results of Surveying and soil test (You provide these) and we use these for engineering spec ratings and Subfloor/Main Pole Heights
- Insurance and Administration
- Basix Support Aust. (NSW) or NZ equivalent
- Delivery
- Customer Chooses Colourbond roof colour and ceiling and house finishes (Basix Approved Colour pending area and sun aspect (if conditional).
- D.A support
- All Aust. and NZ components are matched for the right performance and with AUSNZ standards.
- Water pump & or inverter (options)

## Wall Cladding Options

- You choose from Bondor SIP with James Hardie Matrix panels as the external finish, or DELTACOOOL all-in-one panels by Delta Panel.
- Both options have R6+ rating for thermal comfort. Matrix panels are available in several patterns and all options are available in multiple colours.

## Steel System

- Storm and seismic reinforced structural steel with strong and tough fire-resistant systems.
- Basic model = Storm force 11 rating – up to Cyclone 5
- Earthquake and or stability strength and safety strapping and bracing system included in Ilesha Homes

## Sub-Floor System

A much better way to build and equals a healthy home. Sub floor systems only apply to those not building on a concrete floor (using an off the ground system which is raised from the ground).

- Standard floor finish is Inex panels by Ubic or James Hardie floor panels. You can choose to add tiling and/or carpet (not provided by Ilesha Homes).
- Floor finish only applies if you choose to have the SUB FLOOR SYSTEM (meaning it's raised off the ground). Please note this will come with sub floor flooring (panels) watertight/waterproof floor sheets.

## Insulation

- Reinforced fire safe foam core sandwiched between steel sheets for the roof. You choose DELTATRIM or DELTAORB by Delta Panel. Rating of 6+ for insulation.
- Reinforced fire safe, tough wall panels (both options) have a standard rating of 6+.

## Thermal Comfort

- Thermal wrap placed UNDER FLOORING
- Flashing and WEATHER PROOFED
- Structural guarantee by steel suppliers
- delivery and site insurance
- Standard PLASTIC gutters and downpipes
- Internal Gyprock walls and ceilings where NOTED AND REQUIRED
- Tilled Wall and floor ceramic tile allowance of \$28.50PM inc.GST to bathroom and laundry (where applicable.)

- (200mm Splash tile with standard mini orb and villa board wet area finishes)
- Electrical and mains safety switches
- Mains powered smoke detectors
- Flush panel doors internally (corrugated internal) to standard.
- Fire rated timber front door (single or 2 x single)
- The entry frame has a choice of standard entrance set and double cylinder security deadbolt
- Main entry door(s) Hume Vaucluse or other from builder range
- White melamine shelf to robes with chrome hanging rod
- Ceiling heights are 2.8h standard
- Water tightness includes all flashings, thermal house wrap, and ALL PROVEN PARTS for cladding solution chosen.
- Thermal breaks for all steel as required and shown on plans
- BASIX, or New Zealand equivalent, ENVIRONMENTAL STANDARDS RATING COMPLIANCE
- All fixtures and fittings (you choose with budget.) Clients can vary their choice and select the requirements, paying the difference.

## **Bathroom**

- Hand held shower rose in bathroom
- White china basins (not plastic)
- White china concealed toilet pan and white china cistern (not plastic)
- Tiling to showers (1.8m)
- Laminated bench top and standard basin
- Clear glass panel and rod, or rod only to shower recess (door option) – refer to plan.
- Skirting tiles to walls included in bathroom with Mini Orb and Villaboard in wet area
- Floor tiling included to bathroom floor with (200mmm edge tiles) – optional.
- Standard tap-ware accessories
- Coloured melamine doors with handles to all cabinets
- Water proofing

## **Kitchen**

- Laminated bench tops (square edges to curved ends) or as per plans
- 1 row wall tiling above bench top
- Chrome flick mixer to kitchen sink
- Stainless steel sink 1 1/2 bowl
- European inspired stainless steel gas or electric hot plate and electric oven
- Coloured melamine doors with handles to all cabinets (subject to choice and plans)
- Standard 4 drawers and cupboard doors (subject to choice and plans)

## **Laundry**

- Villaboard lined
- 20L to 45L stainless steel trough and white cabinet
- 2 rows of tiling above trough
- Floor and skirting tiles to walls included to laundry
- Automatic washing machine taps
- Water proofing
- Laundry cupboard (subject to choice and plans)
- 120 – 160 Litre (4 Star) electric storage hot water system or gas as option

## **Plumbing/Drainage, Electrical, and Town Services**

- These are to be done as part of the build by Iesha Homes. OR if using your own builder (DIY Build) they will need to organise an electrician and plumber/drainlayer.

## **Other Specifics and Information Related to the Build**

- Certified Plans and specifications prepared
- Specific Steel Engineering Plans
- Standard Ceiling height 2800h with raked walls so height is increased to 3.2m
- Decks can be customised
- Internal layouts as per plans or OPEN planned

## **Internal**

- Plasterboard wall linings and finishing timber
- Finished size 67mm x 12mm pine architraves and skirtings
- Quote optional internal wall finishes. This can/will be discussed if quoted. (Subject to the choice of costs and plan alteration / cladding)
- Internal 1 colour undercoat applied (unless order states otherwise)

## **Structural Steel**

All steel is Galvanised and high-grade steel from local companies. Rubber coated ends.

- External Poles and Sub floor system (all tied in)
- House Vents
- Curved/Flat Roof (Strength and Style)
- Colorbond/Steel Roof
- Steel decks with standard floor finish

## **Veranda deck**

- Steel based / standard finish decking, low (200m) above ground for Veranda or high set (depending on requirements) specific for each order. Standard decking with steel framed system. You can customise.
- Standard floor finish for decking and steps (INEX or JH Panels) or timber can be used instead (not provided by leshahomes)
- Entertainment Fresco area
- Awning is optional

## **Gas and Hot Water**

- Instant Gas system located close to all main taps (centralised)
- Option is an electric water tank - 60, 120L (or as required)

## **Internal Climate Control**

- Reversible air conditioning system (centralised in house)

## **Delivery**

(Two types) Coordinated or standard (all to one spot, unless otherwise arranged with management):

- Type 1 Delivery = Materials (all house) components will be delivered as required to one address – spread delivery
- Type 2 Delivery = Materials (all house) components will be delivered to one address on specific day negotiated

## **Sales Contract and Terms**

- 1 architectural set of house plans, 1 set of certified steel plans, as well as building manual and support. A building schedule plan is also provided. (DIY Build only)
- Quality controlled service and quality standard products, materials and manufacturing. All guarantees and warranties.
- After sales Service and component sales / additions
- Certification and structural engineering compliance certificates are Aus standards and NZ standards.

## **Our Sales Process**

- Requirements, Customisations, Service type, house type, fixed price. We provide quotes. A sales, and/or building contract, is entered into.
- We provide house and land package - you provide a deposit and then settle and move in. A contractual overview of requirements is generated prior and fixed price is generated. A sales, and/or building contract, is entered into.
- We provide house and build on your land for you - we provide a fixed price, you provide a deposit and settle upon completion. A sales, and/or building contract, is entered into.
- We provide house as Flat Pack only and deliver
- We provide Build Assist (Part time builder or supervisory) and phone support

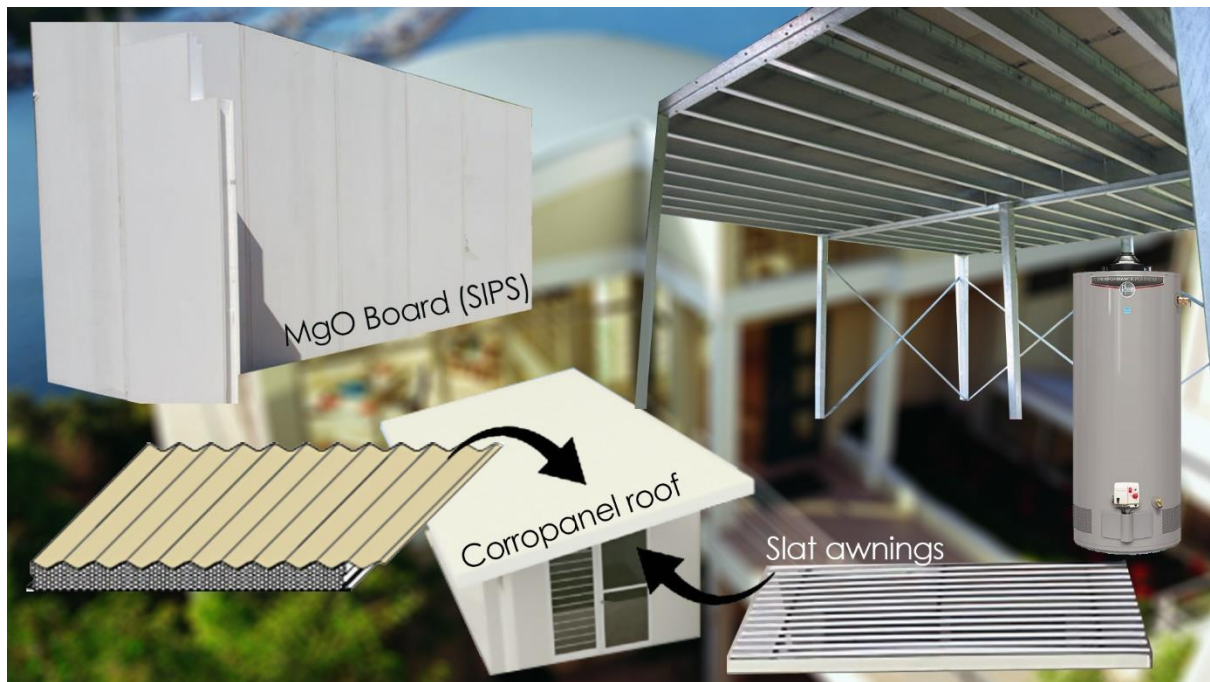
## **Miscellaneous inclusions**

- Gib / Plasterboard Sealer (12L)
- Undercoat Paint (8L)
- All components for joining (screws/fasteners/bolts etc) all included (we provide more than required) by builder
- All detailing and supply to suit electrical circuit and loom + fittings and power box (All work done by trade Electrician you source) - option for your electrician to supply cable and power box and board. You will need to organise power board.
- All plumbing for plumbing to be housed and fitted. (All work done by trade plumber you source). Option for your plumber to supply and fit. Town services will need to be done either by Ilesha Homes if supply the house and land or your builder otherwise. We do offer build assist service.
- Required amount of timber for internal finishing
- Flashing weatherproofing rolls and tape (more than required)
- Windows and doors throughout and frames
- Weather tight fascia boards in all areas sealed and breathable inclusions.
- Awnings provided for west side of house (pending on positioning)

- Tinted windows where required
- Toughened glass where required
- External paint finish is standard BUT we offer just an undercoat price for internal and external painting to allow customers to save and or do it themselves.
- Post box
- Clothing line hoist
- Landscaped (if required) and if included in house and land packages
- Ambient LED and general lighting throughout the house including white lights all lights are mounted to suit the house design from ceilings to walls to floor and windows. (All mobile phone controlled). All electrical leads to one control box located for easy access.
- Steps and decks are included in all our homes. These range from being 200mm off the ground to 2.4m off the ground. We allow customisation of the decks but charges will be incurred.
- In general decks, heights, added rooms, steps, internal fixtures and fittings, bathroom size, en suite, finishes (external and internal) CAN all be customised.



# YOUR IESHA HOME: Inclusions Gallery



External ↗



Internal ↗

## **YOUR IESHA HOME: Inclusions Gallery**



**Kitchen** ↗



**Bathroom** ↗

*All selections shall be made from the builders nominated standard product ranges. Photos for illustration purpose only. Specifications correct at time of publication and subject to change at any time.*

## **YOUR IESHA HOME: Exclusions**

The following list of exclusions are separated for Full and DIY build options. These exclusions apply unless stated otherwise in the sales contract. Conditions apply\* to what you require and sign in reference to which Ieshahomes pre-packaged house you purchase.

\*Unforeseen variations need to be negotiated unless specified on final plans.

### **Full Build:**

*Information specific to full build exclusions will be added ASAP.*

### **DIY Build:**

- No construction or trade services are provided. You or the builder will source from your area.
- Electrical, plumbing, drain laying and earthworks etc.
- Labour for wall finishes (cladding) plastering
- Wet area proofing (laundry/toilet and bathroom) to be organised by your builder.
- Tiling to external floor areas and main living areas
- Landscaping, reticulation, fencing, site costs
- Floor coverings, window treatments
- Supply & installation of light fittings, additional display light points
- Internal wall painting finishing, decorator tiles
- Crossover or additional brick paving, feature painting, retaining walls
- Flooring finishes other than standard, non-exposed truss finishes
- Tinted glass, clear glazing to wet area windows
- Gates, furniture, paintings & decorator items, dishwasher, microwave
- Ceramic tiles over PC allowance & coastal conditions
- Additional decks, pathways, driveways, security system and air-conditioning
- Earthquake or specialised building requirements, council changes, waste and drain caps
- Waste and trenching, eaves and soffit finishing (subject to building plans)
- Safety fencing. Concrete pump & Crane hire. Roof scaffolding. These costs are site specific and will be determined after your site inspection.
- Site costs: Excavation. Concrete piers. Silt trap fencing (to excavated area). Bushfire upgrades if required.
- Rural services: Septic system. Water tanks. Fencing, landscaping and letterbox. Window furnishings.
- Telephone application and connection fees. Council works, town services or fees and or applications, consent or D.A.

## **YOUR IESHA HOME: Variations**

All variations (if agreed upon) are noted and priced accordingly. The variations must be predetermined if possible. If not predetermined, then any variation shall be costed and negotiated in a cost-effective manner with signed documents of agreement of variations.

Any variations that occur for preliminary building and or additional and associated works and including D.A, roads, driveways, paths, town services, earthworks, land clearance, and any other works seen as not average will require costings and confirmation prior to any fixed total pricing being provided. Each build is different, and we have the right to determine and override costings once these have been priced, negotiated and confirmed by client or purchaser. All our costings are based on an average land type with services close and requirements standard.

### **Variation list**

Known and Unknown and not limited to the following:

Known variation list will be generated and discussed by all parties and negotiated and signed for if required "Added Options. An Unknown variation list will also be generated; any unknown variations will be negotiated by all parties. Pricing will be competitive for all variations (if required).