



## Leisure Range Standard Inclusions List

Your new Coldon Home comes with more than 50 years' building experience and an extensive list of everything you need to start enjoying your new lifestyle. Following are our inclusions which are to be read in conjunction with our standard price lists, however as we build to *your* requirements, we can enhance or modify any inclusion during our initial quotation stage;

### GENERAL INCLUSIONS

- Fixed Price Contract
- Site Inspection & Design Consultation
- Full Working Drawings
- Building Permit & Energy Rating
- BAL Assessment (if required)
- Six Year Structural Guarantee
- 90 Day Maintenance Coverage
- Free 2 hour Colour Consultation
- Cleaning of Home and Clearing of all Construction material prior to Handover

### FOUNDATIONS & FLOOR

- Concrete and cypress stumps suitable for class 'M' soil
- Engineers Soil Investigation Report
- Baseboards to perimeter of house
- Floor: 19mm all-purpose particleboard, lightly sanded.
- Redried treated pine to decking areas

### FRAME, TRUSSES & STRUCTURE

- Pre-fabricated, kiln-dried frames
- Frames with 450mm stud centres
- Pre-fabricated, Computer Engineered, kiln-dried roof trusses constructed in our own world class factory
- All on site construction performed by building experts familiar and competent in our systems and standards

### INSULATION

- Sisalation paper to external walls and roof
- R2.5 HP Acoustic Insulation Batts to all external walls
- R3.5 Insulation Batts to roof of house

### WALLS & ROOFING

- James Hardie Selected weather boards
- James Hardie feature panels as specified (not to all designs)
- Bluescope Colorbond custom orb roofing iron
- Bluescope Colorbond gutters, fascia's & flashings

### WINDOWS

- Aluminium Powder coated windows to suit design
- All habitable windows double glazed
- Fly Screens throughout

### FLOOR COVERING

- Vinyl Plank flooring to Kitchen and Dining areas
- Floor Tiles to wet rooms
- Carpet to all other areas

### DOORS

- Front Door: Hume XN5 Clear Glazed solid core
- Rear Door: Painted Flushpanel Hardboard or aluminium sliding door
- Lockwood Entrance Locksets to external hinged doors, keyed alike
- Internal doors: Painted Flushpanel
- Lockwood lever internal door furniture
- Panel Lift Colorbond Garage Door (design specific)

### PAINTING

- Select from 2 colours plus white for internal colours.
- Three coat paint system for internal walls (Wattyl Acrylic Sealer Undercoat plus 2 coats Wattyl Low Sheen Acrylic topcoat)
- Three coat paint system for internal doors, skirts and architraves (Wattyl Acrylic Sealer Undercoat plus 2 coats Wattyl Gloss Enamel)
- Two coat paint system for ceilings (Wattyl Professional Tintable Ceiling Paint)
- External paintwork 2 coat system with Wattyl Solagard paint

### KITCHEN

- Base and overhead cupboards with adjustable melamine shelves as per plan
- Post formed laminate benchtops with prefinished doors. Provisions made for dishwasher and fridge as indicated
- 1 ¾ bowl stainless steel sink with flickmixer tap
- Westinghouse WVE645S fan forced oven and cooktop
- Westinghouse REHR6S two speed slideout range hood



### BATHROOM

- Post formed laminate bench top with prefinished doors & shelves and ceramic vanity bowls with Mixer Taps.
- Moulded shower base with semi-frameless pivot door shower screen, bath with moulded arm rests
- Chrome Soap holder to showers
- Mirror over vanity and exhaust fan over shower
- Ceramic close coupled toilet suites with soft close seat
- Mixer Taps to Showers and Baths.

## ELECTRICAL

- LED Downlights to Living areas and Batten lights with globe and shade to all other areas
- Power points to suit house
- Safety Switches at meter box
- Hardwired smoke alarm with battery back up
- TV point(s) wired to ceiling cavity
- 1 x Internal phone point
- Panel lift Door Motor to homes with garages

## HOT WATER SERVICE

- Energy efficient Heat Pump 325 litre system

## HEATING AND COOLING

- Split System Reverse Cycle Air Conditioning (Heating & Cooling)

## TILING

- Walls – Selection of ceramic tiles over kitchen benches, vanity units, bath, shower and trough
- Floor – Selection of ceramic floor tiles to bathrooms, ensuite, WC & laundry
- Skirting Tiles to bathrooms & ensuites

## LAUNDRY

- Fairway, Phoenix Traditional & Modern, Southport, Oasis, Endeavour & Seaspray only; 45 litre stainless steel trough with suds bypass, Mixer tap and washing machine stops contained in a base cupboard with post formed laminate benchtop and prefinished doors.

## INTERNAL FINISHES

- 2400mm nominal ceiling height
- 10mm plasterboard throughout
- Cathedral Ceiling lined with plasterboard to Newhaven & Opal Modified designs
- 55mm scotia cornicing
- 65mm skirting boards & 65mm architraves

## EXTERNAL FINISHES

- Decking and lining to underside of verandahs
- Timber steps to front and rear doors
- 2 external water taps (1 at meter point where mains water is available & 1 off rear wall)

## SERVICES

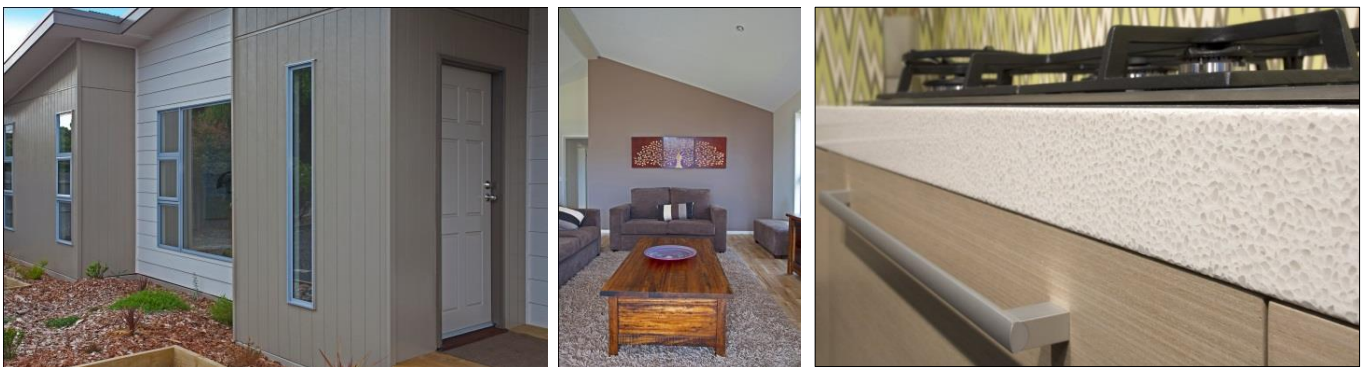
- Near side water tapping
- 10m of water lead in
- 10m of underground power
- 15m of stormwater to legal point of discharge
- 15m of sewer line.

The following items are not included when referring to our general price list; Site survey, planning permit, temporary fencing, removal of excess soil, handrails to decks on ground level homes and/or site excavation where required.

Window treatments and specialised painting and decorating are not included in the base price list but can be added to your final contract price. We do this so you have full control over the final look of your home.

Not all home sites are the same. Where site conditions may impact the price, your Coldon Homes Sales and Design Consultant will work with you to develop a variation to our list price that fully addresses all criteria. Our experience means these costs are calculated in the most accurate manner possible. Criteria that may affect the final price includes Bushfire Attack Ratings, steep sites or sites with access issues, availability of services, Council and other statutory bodies requirements. In most cases these can be identified in the first consultation and after a site visit.

The above inclusions are subject to change and final specifications and inclusions will be documented on each individual building contract. Inclusions are valid as of July 2018.



(All images used are for illustrative purposes and may include items that are not included in the standard base specification. Images may also include features not supplied by Coldon Homes including furniture, furnishings, landscaping and other items.)

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lifestyles  
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**50**  
YEARS

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