

Easy Start Standard Inclusions List

The below inclusions are subject to change and final specifications and inclusions will be documented on each individual building contract. Inclusions are valid as of March 2022.

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
- Two-hour colour consultation
- Cleaning of home and clearing of all construction material prior to handover

Foundations + Floor

- Engineers Soil Investigation Report
- Concrete slab suitable for class 'M' soil conditions
- Termite protection to slab penetrations
- Concrete pump

Frame, Trusses + Structure

- Pre-fabricated, kiln-dried frames constructed in our own world class factory
- Pre-fabricated, Computer Engineered, kiln-dried roof trusses constructed in our own world class factory
- All on site construction performed by building experts

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 and laundry
- Skirting – Same as the floor tile selection to the bathroom & ensuite

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

- Brick selection from our builder's range
- BlueScope Colorbond custom orb roofing, gutters, fascia's & flashings
- All Infill and timber finishes painted to match

Windows + Sliding Doors

- Aluminium powder coated windows to suit design
- Fly Screens throughout

External Finishes

- 100mm concrete paving to porch entry
- Two external water taps (one at meter point, one off rear wall)

Kitchen

- Base and overhead cupboards with adjustable melamine shelves as per plan
- Post formed laminate benchtops with prefinished doors
- Provisions made for dishwasher & fridge
- 1¾ bowl stainless steel sink with flickmixer tap
- Stainless Steel 60cm fan forced oven and cooktop
- Stainless Steel 60cm slide out range hood



EASYSTART

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Internal Finishes

- 2400mm nominal ceiling height
- 10mm plasterboard throughout
- 55mm scotia corncing
- 65mm skirting boards & architraves

Bathroom

- Post formed laminate bench top with prefinished doors & shelves and ceramic vanity bowls with Mixer taps
- Moulded poly-marble shower base with semi-frameless pivot door shower screen
- Fibreglass bath with head rests
- Soap holder to showers from builders' selection
- Mirror over vanity and exhaust fan over shower
- Ceramic close coupled toilet suite with soft close seat
- Mixer taps to showers and bath

Laundry

- 45 litre stainless steel trough & cabinet with suds bypass & mixer taps

Electrical

- All light point complete with globe and shade
- Powerpoints to suit house
- Safety switches at meter box
- Hardwired smoke alarm with battery back up
- 1 x TV point wired to ceiling cavity
- 1 x phone point

The following items are not included when referring to our general price list: Site survey, planning permit and/or site excavation where required.

Carpet or other floor coverings, 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.

Floor Covering

- Floor tiles to wet rooms

Heating & Cooling

- Split system reverse cycle air conditioning (heating and cooling)

Hot Water Service

- Rheem energy efficient heat pump 270 litre system

Doors

- Front door: Hume XT5 4-panel door
- Rear door: Painted flushpanel hardboard
- Lockwood entrance locksets to external hinged doors, keyed alike
- Internal doors: Painted flushpanel
- Lockwood lever internal door furniture
- Panel lift Colorbond garage door, No motor or remote

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