



Premier 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

- 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
- 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

WALLS & ROOFING

- Brick selection from our Builders Range
- Bluescope Colorbond custom orb roofing iron, gutters, fascia's & flashings
- All Infill and Timber Finishes painted to match

WINDOWS

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

HEATING AND COOLING

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

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 with remote control & 2 handsets

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, fridge and microwave
- 1 ¼ bowl stainless steel sink with flickmixer tap
- Westinghouse Stainless Steel WVE645S fan forced oven and cooktop
- Westinghouse Stainless Steel WRH608 three speed slideout range hood



BATHROOM

- Post formed laminate bench top with prefinished doors & shelves and ceramic vanity bowls with Mixer Tap
- Moulded shower base with semi-frameless pivot door shower screen
- Bath with moulded arm 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 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
- 2 x TV points wired to ceiling cavity
- 1 x Internal phone point

HOT WATER SERVICE

- Energy efficient Rheem Heat Pump 325 litre system

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 – Same as the floor tile selection to the bathroom & ensuite

LAUNDRY

- 45 litre stainless steel trough with suds bypass with Mixer tap
- Post formed laminate benchtops with prefinished doors, and a base cupboard under the trough space

INTERNAL FINISHES

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

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

EXTERNAL FINISHES

- 100mm concrete paving to front entry
- 2 external water taps (1 at meter point, 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, temporary fencing, removal of excess soil, planning permit 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.)

Creating
lifestyles
for over

50
YEARS

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