

Following are Sorensen & Caldon Standard Inclusions

- ❖ 60 day fixed price tender
- ❖ Free site inspection and consultation
- ❖ House peg out and identification surveys
- ❖ Geotechnical certification of soil type
- ❖ Full working drawings
- ❖ Engineering designed floors and foundations with waterproof membrane
- ❖ Engineers inspections and certification before pouring concrete slab
- ❖ Quality prefabricated frames and trusses using pine framing
- ❖ 2440mm (8 foot) 2580mm (8'6"), 2740mm ceilings – Design specific
- ❖ Face brick external finish with off white mortar
- ❖ Quality powder coated aluminium windows with 5mm glass choice of approx. 10 colours as standard, vented window locks, keyed alike window locks where possible.
- ❖ Fly screens and sliding door screens to all opening windows and **sliding** doors
- ❖ Quality entry door P.C. allowance to suit design.
- ❖ Face brick allowance of \$600- per thousand
- ❖ Subterranean termite treatment to the slab perimeter and penetrations using the Termi Mesh System or White Ant Co System
- ❖ Colorbond Fascia and Gutter to all designs
- ❖ Boral roof tiles or BHP Colorbond iron (to selected designs) with sarking under.
- ❖ Rinnai V1500 Gas Continuous flow hot water system
- ❖ 1 ½ Bowl Stainless steel sink in kitchen
- ❖ Quality Omega multifunction Wall Oven & Ceramic Electric Cook top in stainless steel finish
- ❖ Quality stainless steel slide out range hood
- ❖ Laminated glass pivot or sliding aluminium framed shower screens with choice of and frame colour.
- ❖ Lined garage, walls and ceiling
- ❖ External walls wrapped with breather foil sarking and insulated with R1.5 wall batts
- ❖ Ceiling insulated with quality R3.0 ceiling batts
- ❖ Exhaust fans to bathrooms and toilets
- ❖ Double power points throughout and ample light points
- ❖ PDL Modena series electrical fitments with white plate to all living areas and PDL 600 series electrical fitments to non living areas
- ❖ Colorbond garage doors
- ❖ Gainsborough door furniture
- ❖ 70mm/ 3 inch painted skirtings and architraves
- ❖ Hume paint grade panel internal doors.
- ❖ Bristol/Taubman's ultra premium 3 coat paint system
- ❖ Full melamine custom built cabinetry & pantry with PVC edged melamine doors and 33mm rollform bench tops from our signature range includes tiled splash back (designs flexible within allowance.)
- ❖ Selection of imported wall and floor tiles P.C'd @ \$36 per square metre
- ❖ Tiled front patio and entry foyer as shown on plan
- ❖ Wall tiles to 1200mm high in bathroom and 2000mm high in showers

- ❖ Selection of quality vanity units - Floor or Wall mounted
- ❖ Quality white acrylic bath
- ❖ 45 Litre Nugeam laundry tub and cabinet with rinse bypass
- ❖ Quality Atlanta tapware P.C. allowance @ \$90 per point
- ❖ Quality Raymor Andorra Enamel Toilet Suites
- ❖ Front and rear garden taps
- ❖ Automatic washing machine taps
- ❖ Fibreglass flashing to showers and wet areas
- ❖ Professional cleaning of your home on completion
- ❖ All council building application fees
- ❖ Home Owners Warranty insurance
- ❖ All risk construction insurance/ Public liability
- ❖ Long Service Leave Corporations payments
- ❖ Water connection fees.
- ❖ Temporary power during construction
- ❖ 3 months maintenance warranty period
- ❖ 7 year structural guarantee & 2 year non structural or manufactures guarantee
- ❖ Basix compliant for standard residential



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