



DAVIS SANDERS HOMES

Make it Yours



EXPRESSIONS

Luxury Inclusions

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From floor coverings to downlights, what many call optional extras, we regard as standard inclusions.

Davis Sanders Homes has always aimed higher when it comes to fixtures and finishes, so across our entire range, you can expect the best to be just your starting point.

SITWORKS

- Allowance for 'M'-type slab on flat natural ground

EXCAVATION

- Site scrape by Davis Sanders Homes

FLOOR CONSTRUCTION

- 300 high concrete slab on ground to 'M' type classification
- Griffith - 410mm high concrete slab on ground to 'M' type classification

TERMITE TREATMENT

- Termite management in accordance AS3360
- Physical barrier and collars to slab penetrations

WALL & ROOF FRAME

- F.5 Kiln dried pine wall frames
- 90mm wide stud wall frame
- Engineer designed roof truss system

EXTERNAL LININGS

- Brick veneer to PC allowance of \$800/1000 delivered
- Griffith \$900/1000 delivered
- Off white mortar

ROOFING

- Colorbond custom orb roof with Anticon blanket insulation
- 25.0° roof pitch and trusses to engineers design

INTERNAL LININGS

- Smooth finish plasterboard with 75mm Scotia cornice

EAVES

- 600mm wide eaves horizontally lined, as indicated on plan

PORTICO

- Lined with plasterboard
- Trowel finish concrete slab under
- face brick piers with brick bulkheads over as indicated (façade dependant)

ALFRESCO (if applicable)

- Horizontally lined with plaster board, supported on steel posts with Hardiflex bulkhead
- Brick piers as indicated
- Trowel finish concrete slab under

GUTTERING & FASCIA

- Colorbond quad slotted gutter and fascia

CEILING HEIGHT

- Ceiling height to be 2550mm

INSULATION

- R6.0 insulation to residence ceiling
- R2.5 insulation to all external and residence walls adjoining garage

SISILATION

- Enviroseal vapour permeable fabric to all external and garage/residence walls

WINDOWS

- Aluminium powder coated awning operation to front elevation with horizontal sliding windows to remainder
- Windows include flyscreens and keylocks
- Bathroom, ensuite & W.C. windows to be glazed obscure, remaining windows to be glazed clear

GARAGE

- Brick veneer construction under main roofline with concrete floor
- B&D sectional overhead door 2100mm x 4800mm with automatic opener

DOORS

- Hume, 'Newington' Front entry door entrance door and clear glazed sidelight (plan specific)
- External garage hinged door and rear entry laundry door to be flush panel weatherproof, solid core.
- Front entry, laundry and garage/residence doors weather sealed
- All other internal doors to be Masonite Readicote Flush Panel including pantry (2040H)

ARCHITRAVES

- 67 X 18 Prime coated from selected profiles

SKIRTINGS

- 92 X 18 Prime coated from selected profiles



WARDROBES

- Walk in robe to master bedroom
- Built in robes to bedrooms
- Sliding laminate panel doors (2040mm high) to wardrobes and linen
- Single melamine shelf & hanging rail with shelf stack to robes in bed 2 ,3 & 4 with double stack to master.

LINEN

- To have 4 melamine shelves

PANTRY

- To have 4 melamine shelves

CABINETMAKING

- Laminate finish postform benchtop & laminated melamine doors with ABS edge to laundry
- Essastone 20mm edge to ensuite, bathroom & powder
- Essastone with 20mm pencil edge with ABS edge melamine doors to kitchen
- Overhead cupboards to kitchen to be 2400mm high where indicated
- Dishwasher provision
- 1 bank of 4 cutlery drawers to kitchen
- Pantry to be built on site
- Laminate finish postform benchtop to study (plan specific)

CERAMIC TILING

- Wet area floor tiling to bathroom, ensuite, laundry & W.C.
- Dry area floor tiling or vinyl plank to entry, kitchen, meals, family and passage
- Wall tiling to bathroom and ensuite to be skirting and nominal above vanity and bath
- Tile allowance \$30.00 per m²
- Splashback tiling to laundry wall above tub and washing machine & skirting tiling to walls
- Splashback tiling above kitchen benchtops to underside of overhead cupboards
- Skirting tiling to W.C.

CARPET

- Carpet and underlay from Davis Sanders range to living, bedrooms and associated robes

HEATING

- 4 star ducted gas heating, includes manual wall mounted controller (no outlets to bathroom, laundry or W.C.)

COOLING

- Ducted evaporative cooling to bedrooms & living areas

ELECTRICAL

- Canopy rangehood with damper, ducted to atmosphere
- Shutter exhaust fans to ensuite and bathroom
- Down lights to living areas, entry, portico, bath, ensuite, study, alfresco and bedrooms
- 3 pendent lights over kitchen island bench
- Smoke detectors as required
- 2 x T.V points
- Generous amount of light and power points
- Brushed chrome ceiling fan to alfresco (if applicable)

WATER TANK

- VIC - 2500 litre rainwater tank, collecting roof water from minimum 150m² area with rainwater used for toilet flushing
- NSW - 4500 litre water tank collecting water from a minimum 150m² roof area with rainwater used for toilet flushing

PLUMBING

- Two external taps
- 80mm round downpipes

PAINTING

- Three coat finish
- All Internal and external painting
- Walls - washable low sheen - acrylic
- Ceilings - vinyl flat - acrylic
- Doors, skirtings and architraves - semi gloss
- Fibre cement - vinyl flat - acrylic
- External timber - low sheen - acrylic

DOOR FURNITURE

- Entry door furniture - Gainsborough Contemporary Series Tri Lock
- External door furniture - Gainsborough Ambassador lever
- Internal door furniture - Gainsborough Sovereign Lever

HOT WATER SERVICE

- Continuous flow gas HWS 26 litres/minute (5.5 stars)

BATHROOM FITTINGS

- 1650mm. Decina Novara acrylic bath
- Semi-frameless pivot shower screen with clear toughened glazing
- Vanity to have single Vitra S20 counter inset basin
- 1 bank of drawers to vanity
- Mirror to be 900mm high and length of vanity
- Tiled shower base
- Mixer taps to basin, bath, shower
- Double towel rail and glass shower shelf

ENSUITE FITTINGS

- Semi-frameless pivot shower screen with clear toughened glazing
- Vanity to have single Vita S20 counter inset basin
- 1 bank of drawers to vanity
- Mirror to be 900mm high and length of vanity
- Tiled shower base
- Mixer taps to basin and shower
- Double towel rail and glass shower shelf

W.C.

- Toilet suites to be back to wall full china with soft close seats
- Toilet roll holders

LAUNDRY

- Joinery built cupboard with 45 litre stainless steel inset tub
- Mixer tap

KITCHEN

- Franke sink - double bowl stainless steel
- Gooseneck sink mixer with pull out spray to kitchen

APPLIANCES

- Westinghouse (flat glass) Canopy Rangehood 900mm
- Freestanding Cooker - Westinghouse 900mm (electric oven / gas cooktop) stainless steel
- Westinghouse Dishwasher in stainless steel

DRIVEWAY/PATH

- Allowance for natural towel finish concrete path and driveway - 50m²

SERVICE CONNECTIONS

- To have a provisional sum of \$7,500.00 (inc. GST) Griffith region \$8,500

STRUCTURAL

- 6 year structural guarantee





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CALL NOW 1300 781 816

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