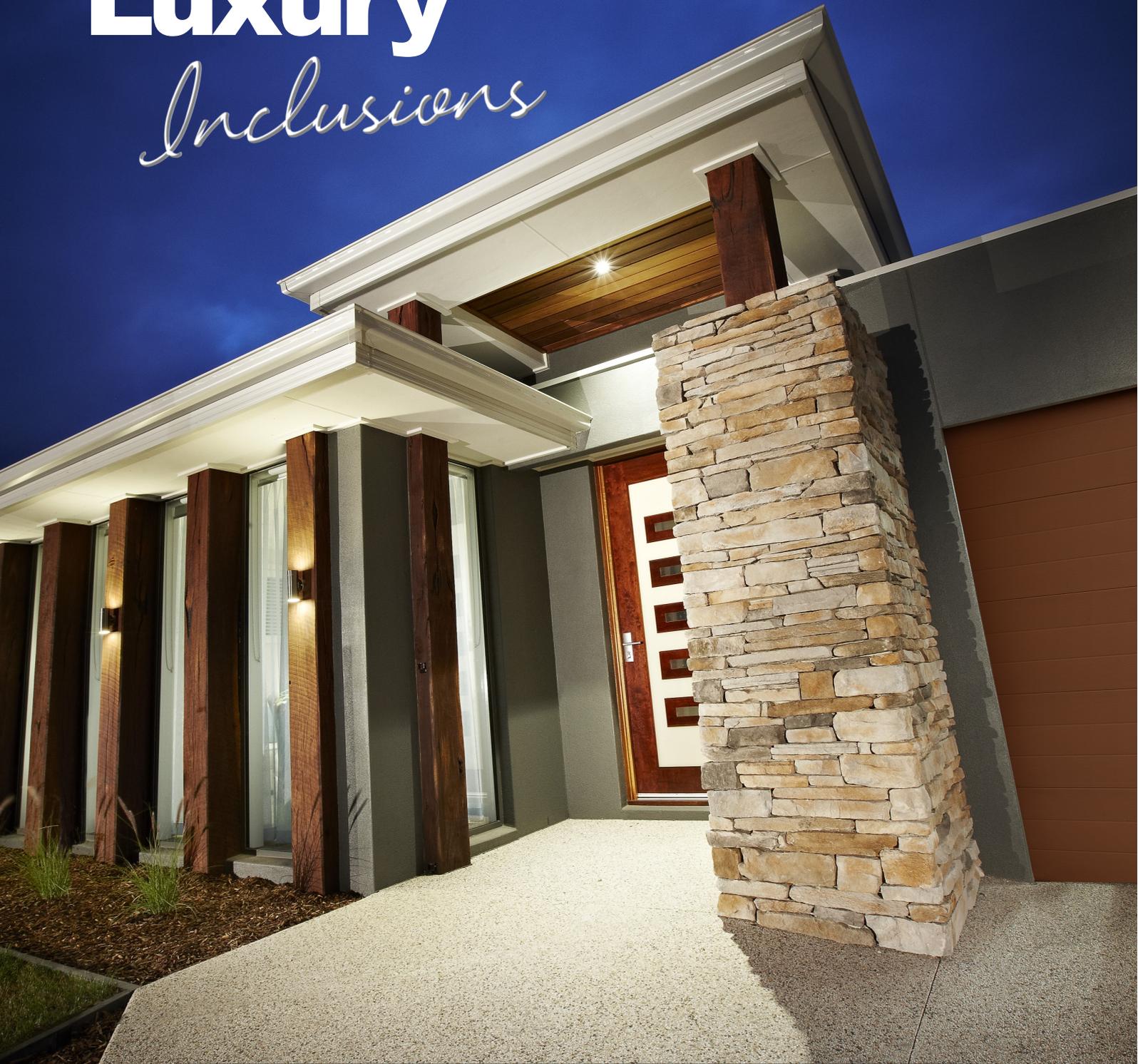


Expressions Luxury *Inclusions*



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Bulkhead above overhead cupboards

900mm freestanding Baumatic cooker & rangehood

Pendant lights & downlights

Tiled splashback to 600mm OR upgrade to the ceiling

Joinery built laminate cabinetry with extensive selection of handles

Franke double bowl SS sink

Harmony Senza sink mixer

20mm Essastone benchtops OR upgrade to 40mm

Beautiful floor tiles from Beaumont Tiles OR Choices Flooring, vinyl planks



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Your Kitchen

R6 ceiling insulation
& R2.5 to walls

Downlights to
common areas

75mm Cove
cornice

Aluminium sliding
windows & doors
with flyscreens &
key locks

Ducted gas heating
and evaporative
cooling



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Your home



Polished edge mirrors to vanity

Harmony Nadini tapware

Fienza 'Helen' counter top basin

Essa stone benchtop and custom built laminate joinery

Beaumont tiles to bathrooms and splashbacks

Semi framed shower screens with tiled shower bases

1650mm Decina bath



Harmony Senza sink mixer with 45 litre SS inset sink

Beaumont tiles to splashback

Joinery built laminate bench top and cabinets

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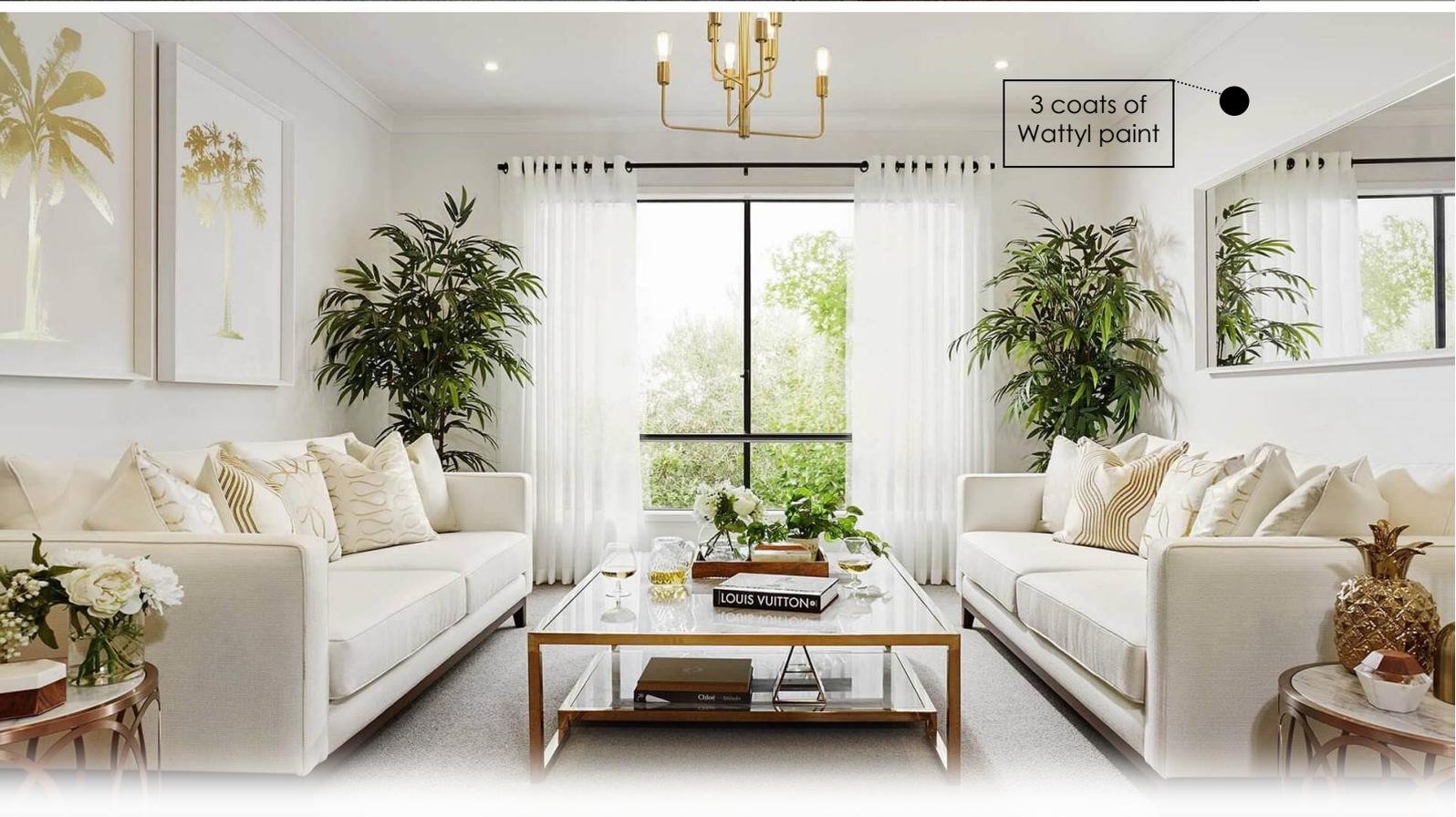
Your bathroom & laundry



Architraves
67mm x 18mm

Skirting boards
92mm x 18mm

Laminate desktop
(plan specific)



3 coats of
Watty paint



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Your home



Ceiling at 2550mm with Anticon blanket under roof

Aluminium sliding doors with flyscreens (plan specific)

Door furniture Nexion by Lockwood

Carpets by Choices flooring



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Your bedrooms



(plan specific)



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*Your walk in linen and
walk in robe*

Expressions Inclusions

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 selected from Davis Sanders Homes range
- Off white mortar

ROOFING

- Colorbond custom orb roof with Anticon blanket insulation
- 20.0° to 25.0° roof pitch (plan specific) 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 sliding operation to front windows to all areas.
- 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

- Corinthian, 'Madison' 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)

DOOR FURNITURE

- Front entry door - Lockwood Nexicon Vision with choice of handles.
- Other external doors - Lockwood Symmetry Manor 7010
- Internals to be selected from Nexicon Vision collection

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. Double stack to Master.

LINEN

- To have 4 melamine shelves

PANTRY

- To have 4 melamine shelves

CABINETMAKING

- Engineered granite benchtops 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
- Essastone 20mm edge to ensuite, bathroom & powder
- Laminate finish postform benchtop & laminated melamine doors with ABS edge to laundry
- Laminate finish postform benchtop to study (plan specific)

Expressions Inclusions continued

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 selection from Beaumont Tiles Gold and Silver range
- 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 to be used to flush toilets

PLUMBING

- Two external taps
- 80mm round downpipes

PAINTING

- Wattle 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

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 single Fienza Helen counter basin
- 1 bank of drawers to vanity
- Mirror to be 900mm high and length of vanity
- Tiled shower base
- Harmony Nardini mixer taps to basin, bath, shower
- Harmony Meno 5 function shower on rail OR Harmony Senza overhead
- Double towel rail and glass shower shelf

ENSUITE FITTINGS

- Semi-frameless pivot shower screen with clear toughened glazing
- Vanity to have single Fienza Helen counter 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
- Harmony Meno 5 function shower on rail OR Harmony Senza overhead
- Double towel rail and glass shower shelf

W.C

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

LAUNDRY

- Joinery built cupboard with 45 litre stainless steel inset tub
- Harmony Senza sink mixer

KITCHEN

- Franke sink - Double bowl stainless steel
- Harmony Senza sink mixer

APPLIANCES

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



Expressions Luxury *Inclusions*



Photographs and images in this publication may include upgrade options and have been used for illustrative purposes only. They may depict furniture, fixtures, finishes and features not supplied by Davis Sanders Homes and not included as standard in our Expressions Specifications. These items include but are not limited to, landscaping - (including planter boxes, retaining walls, water features, swimming pools, pool fences, decking, screens and decorative landscaping items), fencing, outdoor kitchens and barbecues. All measurements shown are in metres unless stated otherwise.

The Expressions inclusions in this document refer to Expressions standard fittings and fixtures. Client project specific plans and specifications shall supersede this document. Davis Sanders Homes, reserves the right to substitute the above products due to availability & to maintain quality. Updated 12/18

DAVIS SANDERS HOMES

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