

ThomasArcher

Your Inclusions – Expressions Series





Designer inclusions for *Expressions* range

- ▶ Fully Rendered home with feature cladding to façade
- ▶ Double Glazed awning windows throughout
- ▶ Plaster revealed windows and door frames (no architraves)
- ▶ Hardwood staircase with steel balustrading
- ▶ Designer basins, sinks and tapware throughout
- ▶ LED lighting throughout Living areas, Kitchen, Pantry, Porch and Alfresco
- ▶ Porcelain tiles (600x300) to all wet areas
- ▶ Quality laminate flooring and carpet throughout
- ▶ European kitchen appliances
- ▶ Caesarstone throughout from our Standard and Deluxe range
- ▶ Soft close drawers and doors to kitchen
- ▶ Freestanding acrylic bath to Ensuite (design specific)

Inclusions list

Site Costs and Connections

- ▶ Site costs and connections are based on an allotment size up to 650sqm meters with a fall of 300mm across the building platform
- ▶ Setback up to 6 meters to the front of the dwelling
- ▶ Provision for stormwater and sewer connection into easement up to 12 meters within the lot address
- ▶ Single phase underground power up to 12 meters from the electrical pit provided
- ▶ Dry water tapping up to 12 meters within lot address
- ▶ Engineered designed "M" class waffle raft slab
- ▶ Termite treatment including part A to penetrations and part B to perimeter of slab
- ▶ Excludes any rock removal costs, bushfire regulation requirements or additional slab requirements due to site conditions

Framing

- ▶ 90mm pine wall frames, engineer designed beams with 20 degree roof trusses all rated to a N2 wind rating

Roofing

- ▶ Selection of concrete roof tiles from our S1 range to all pitched roofs
- ▶ Colorbond roof to all flat roof sections where shown on standard designs

External Features

- ▶ Rendered Hebel powerpanel to ground floor external walls with lightweight rendered cladding to 1st floor walls. Rendered Harditex to garage door reveals and underside of returns of Porch and Alfresco external beams
- ▶ Designer façade with two render colours to specified areas
- ▶ Colorbond metal fascia, gutter and round downpipes from the Colorbond colour range

Garage

- ▶ Plaster lined double garage (design specific) including insulated sectional panel lift garage door with two remotes

Windows

- ▶ Double glazed powder coated aluminium awning windows throughout home (excluding corner windows)
- ▶ Window locks to all open-able windows

Energy Efficiency

- ▶ All homes are 6 star energy rated in best orientation and include, fibreglass ceiling and wall batts throughout (excludes garage, Alfresco and Porch ceilings)
- ▶ Proctor breather wrap to external walls excluding garage common wall
- ▶ Weather seals to all external doors and windows including internal garage access door

Solar Hot Water

- ▶ Solar hot water system including gas assisting continuous flow unit, storage tank and single solar panel installed to roof

Electrical

- ▶ Double power points throughout the home
- ▶ LED light points throughout Living areas, Kitchen, Pantry, Porch and Alfresco. Ceiling batten light points to remainder of home with warm white globes and light deflecting shades
- ▶ Exhaust fans over showers
- ▶ Direct wired smoke detectors where required to meet building regulations
- ▶ 1 x double paraflod light with sensor installed to laundry external wall
- ▶ 2 x television points throughout home. Note: 5 meters of coaxial cable will be left in ceiling for future installation of antenna by client after settlement
- ▶ 1 x phone point as per standard layout. Includes conduit run of 12 meters from meter box to title boundary

Heating

- ▶ Gas ducted heating unit with ceiling vents and programmable thermostat

Ceilings

- ▶ 2590mm ceiling height to single storey homes and ground floor of double storey homes.
 - ▶ 2440mm ceiling height to first floor of double storey homes
- Note: Ceiling heights may vary to above sizes were ceilings are lowered or bulkheads are added for feature or structural reasons

Cornice detail

- ▶ 75mm cover cornice throughout excluding outdoor living areas and Porch

External Doors

- ▶ 2340mm high x 820mm wide entry door from our S1 range including timber entry frame with clear glazed sidelight (design specific)
- ▶ 2360mm high powder coated aluminium stacker doors to Alfresco area
- ▶ 2360mm high powder coated aluminium door to rear Garage and Laundry door

Skirting and Architraves

- ▶ Plaster revealed windows and door frames (no architraves) with 92mm x 12mm skirtings throughout

Internal Doors

- ▶ 2340mm high premium flush panel doors throughout single storey and ground floor on double storey homes
- ▶ 2040mm high premium flush panel doors throughout 1st floor of double storey homes
- ▶ Internal access garage door provided on all homes

Door Furniture

- ▶ External doors – Gainsborough Trilock lever handle from our S1 range including garage passage door
- ▶ Internal passage doors – Gainsborough lever passage sets from our S1 range. Including dummy sets to robe and linen doors (if applicable)
- ▶ 100mm square butt hinges with matching striking plate
- ▶ Designer door stops to all hinged doors

Signed Client 1: _____

Signed Client 2: _____

Inclusions list

Kitchen & Butler's Pantry (design specific)

- ▶ Designer kitchen with oversized bench tops, S1 laminate doors and drawers with quality fittings throughout
- ▶ 20mm stone bench tops from our S1 range with 15mm shadow line detail above all doors and drawers
- ▶ 32mm S1 laminate end panels to island bench
- ▶ Soft close drawer runners and hinges
- ▶ Designer cabinet handles from our S1 range
- ▶ Feature concealed fixed shelves over kitchen bench finished in S1 Laminate (design specific)
- ▶ Tiled splashback as shown on standard plans from our S2 range
- ▶ Double undermount stainless steel sink with designer kitchen mixer tap selected from our S1 range

Pantry Shelves

- ▶ 16mm White Melamine shelving as shown on standard drawings

Appliances

- ▶ 900mm commercial electric upright oven with 5 burner gas hotplate from our S1 range
- ▶ 900mm undermount rangehood ducted externally on double storey homes and into roof space of single storey homes from our S1 range
- ▶ Dishwasher provision including power point and water point

Laundry

- ▶ Laminate doors with ABS edging to all cabinets from our S1 range
- ▶ 20mm stone bench tops from our S1 range with 15mm shadow line detail above all doors
- ▶ Designer cabinet handles from our S1 range
- ▶ Quality Stainless Steel inset trough with designer laundry mixer tap from our S1 range
- ▶ Tiled splashback as shown on standard plans from our S2 range
- ▶ Concealed washing machine points inside laundry cabinet including power point, waste point and hot and cold stop taps

Powder Room (design specific)

- ▶ Premium vitreous china hand basin from our S1 range
- ▶ Designer basin mixers from our S1 range
- ▶ 300mm drop front stone benchtop from our S1 range
- ▶ Polished edge mirror above tile line matching vanity cabinet width
- ▶ Premium vitreous china dual flush toilets with soft closing lids from our S1 range

Ensuite & Bathroom

- ▶ Premium vitreous china hand basin from our S1 range
- ▶ Designer basin and bath mixers (if applicable) from our S1 range
- ▶ 20mm stone benchtop from our S1 range with feature 15mm shadow line
- ▶ Polished edge mirror above tile line matching vanity cabinet width
- ▶ Laminate doors with ABS edging to base cabinets from our S1 range
- ▶ 2000mm high semi-frameless glass shower screen with pivoting door (design specific)

- ▶ Fully recessed tiled shower base including tiled waste outlet
- ▶ Premium acrylic bath (bathroom only)
- ▶ Freestanding acrylic bath to Ensuite (design specific)
- ▶ Designer shower rails and shower mixers from our S1 range

Water Closets

- ▶ Premium vitreous china dual flush toilets with soft closing lids from our S1 range

External Plumbing

- ▶ Two garden taps, one to water meter and additional fitted to laundry external wall
- ▶ All waste points to be concealed excluding waste points to ground floor baths

Robes & Linen

- ▶ Bedroom 1 WIR fitted with a fixed shelf at 2000mm high, 2 tower units below with adjustable shelves and 4no. Drawers in each. Combination of single and double hanging rails with a choice of our S1 coloured melamine board
- ▶ Remaining Bedroom WIR and enclosed robes fitted with a fixed melamine shelf with hanging rail below finished in white melamine. Height of shelves will vary between ceiling heights on dwelling
- ▶ Premium flush panel doors to enclosed robes and Linen cabinets
- ▶ Four white melamine shelves to Linen areas

Stairs (if applicable)

- ▶ Fully stained hardwood staircase including - 32mm treads and risers overhanging plaster lined concealed cut stringer with square set plaster. 14mm diameter black or stainless steel balustrading with 38mm diameter newel post. 64 x 32 handrail and 32mm hardwood wall stringer. Access door provided with S1 flooring to entry of staircase storage area
- ▶ Stair landings and voids – 1000mm high plaster lined walls

Floor Coverings

- ▶ Choice of quality carpets as nominated on standard plans from our S1 range of carpets
- ▶ Choice of quality laminate flooring as nominated on standard plans from our S1 range of flooring
- ▶ Choice of porcelain tiles up to 600mm x 300mm to wet areas as nominated on standard plans from our S1 range of tiles

Wall Tiles

- ▶ Choice of porcelain tiles up to 600mm x 300mm to wet areas as nominated on standard plans from our S1 range of tiles

Paintwork

- ▶ Haymes Elite 3 coat paint system, low sheen Acrylic to all internal walls (one colour)
- ▶ Haymes Ultra-Premium Ceiling white to ceiling
- ▶ Haymes Ultratrim semi-gloss enamel to all internal doors, architraves and skirtings
- ▶ Haymes Solasheid satin to all exterior timberwork
- ▶ Timber work all with 2 coats of satin gloss

Alfresco (design specific)

- ▶ Engineered designed "M" class waffle raft slab under roof line
- ▶ Plaster lined and painted ceiling with LED down lights

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Signed Client 2: _____

Effective from 10th of Sept 2018