

LIFESTYLE SERIES SPECIFICATIONS | SOUTH EAST QUEENSLAND



These are the standard features that earn Fresh Homes a reputation for outstanding value and quality. With award winning designs & specifications to suit your busy lifestyle and the environment in which we live.

At Fresh Homes we build your new home to suit your needs not ours. Of course, we offer friendly advice on design aspects along with ways to save time and money to achieve your desired look & feel; and to keep your dream home affordable.

#### GENERAL:

- Fixed price HIA Building Contract
- QBCC Home Warranty Insurance
- Contractors All Risk Insurance
- Portable Long Service Levy fee
- Soil test and site classification
- Preparation of fully Engineered "Standard Design" Building Plans to N2 and Engineers inspections
- Standard Building and Drainage applications – for Brisbane City Council, Logan City Council, Moreton Regional Council, Ipswich City Council, Gold Coast City Council, Scenic Rim, and Redlands Council Standard Certification & Inspections
- Standard domestic residential water meter application fee to a pre-existing acceptable water connection line. No allowance for provision of water main
- Water, Sewer & Electrical connection to existing service connection points – up to: - 6m set back and 500m<sup>2</sup> Lot
- Prices based on a site specific soil test result up to a Maximum "H1" Class and based on a clear & level site
- Removal of spoil (i.e. de-vegetation, drainage spoil and builders debris only). No allowance for removal of spoil/waste pre-existing on site
- Your choice of 5 designer colour schemes

#### TERMITE TREATMENT:

- Termite treatment to AS3660 with physical barriers to all penetrations and a horizontal visual inspection zone to perimeter. Fully treated T2 timber frame and trusses.

#### EXTERNAL WALLS & FINISHES:

- T2 Treated Timber framed Brick Veneer to 2400mm nominal ceiling height (Minimum 2440mm Upper & Lower Walls)
- Smooth render & paint brickwork to front elevation and 1 metre returns as per plans Face Brick with natural mortar and raked joints to sides and rear. (Standard Selection Range)
- Walls wrapped in energy saving reflective foil
- Painted Smooth Hardieplank or FC as shown on plans (if applicable)
- Fibre Cement sheeting to soffits & porch

#### INTERNAL WALLS AND CEILINGS:

- T2 treated timber frame internal walls
- 10mm plasterboard linings to internal walls and ceiling and Villa board to wet areas;
- 90mm cove cornice internally
- 10mm Plasterboard to Alfresco ceiling
- 41x12 painted timber cornice to Alfresco ceiling

#### ROOF, FASCIA & GUTTERS: (Std selection range applies)

- Colorbond™ custom orb roof
- Colorbond™ fascia and quad gutters
- Metal ceiling battens (to metal roof only)
- T2 treated Engineered timber trusses

#### INSULATION:

- R2.5 Glass wool batts to ceilings (excludes garage; patio and alfresco)

#### CAR ACCOMMODATION:

- 2 CAR: - 4800mm wide auto operated sectional door
- 1 CAR: - 2400mm wide auto operated sectional door
- Rear Roller Door (if shown on plan) to be manual colorbond roller door

#### WINDOWS AND SCREENS:

- Aluminium framed sliding clear glass windows and doors. Obscure glass to bathroom, ensuite and WC windows. Key Locks to windows
- Aluminium framed flyscreens to window openings. Aluminium framed Barrier screens to sliding glass door openings & Laundry Hinged Door (if applicable). No allowance for Barrier screens to Entry Door or Garage access door (unless Laundry) or any internal doors
- Builders Range vertical Blinds to opening windows and aluminium sliding doors (excludes bathrooms & WCs)

#### DOORS & DOOR HARDWARE

- Entry Door: Humes Savoy (XS24 OR XS26) 2040 mm high x 820mm wide clear stained door with clear glazing and aluminium frame (frame colour to match window frame)
- Internal Doors: 2040mm high Flush panel redicote internal doors
- Door Hardware: Schlage Regent Series for entrance and passage hardware. Privacy latches to Bathroom, WC and Main bedroom. Chrome hinges
- Satin chrome magnetic door catches

#### SKIRTING AND ARCHITRAVES (painted finish)

- Architraves – 42 x 12 splayed finger jointed pine
- Skirting – 68 x 12 splayed finger jointed pine

#### WARDROBES AND LINEN

- Wardrobes as per design with single painted MDF shelf and hanging rail. Linen cupboard with 4 painted MDF shelves
- 2100mm high sliding vinyl doors to robes and linen as per design

#### KITCHEN AND VANITIES

- Kitchen – Custom made laminate floor and overhead cupboards (as per the master plan) with -
- 20mm thick Smartstone bench tops with 20mm flat with aris edge (Standard Selection Range applies)
- 1 x bank of cutlery drawers and dishwasher space provided.
- Builder made pantry with 4 shelves
- Vanities – Arto Mars 2-pac finish, full china top with pop up chrome waste and soft close doors

#### APPLIANCES

- Lifestyle Range 600mm ceramic cooktop
- Lifestyle Range 600mm Multi Function Oven
- Lifestyle Range 600mm Canopy Rangehood (externally ducted)
- Lifestyle Range SS Dishwasher
- 5 year manufacturer's warranty

#### PLUMBING

- Sewer connection to council mains
- Water meter & connection to existing service
- Hot water system: Chromagen 170 litre electric energy efficiency heat pump
- Kitchen Sink: Paco Jaansen ORIENT 13/4 Bowl
- Kitchen Mixer: Paco Jaansen Standard
- Tapware: Paco Jaansen Standard
- Shower Rose: Paco Jaansen Standard Shower on Rail
- Bath Spout: 180mm Monopoly MAYFAIR
- Bath Tub: 1500mm Decina White Bambino
- Toilets: Everhard Virtue Close Couple White suite
- Towel Rails: Paco Jaansen HERA 600mm Double
- Toilet Roll Holder: Paco Jaansen HERA
- Shower Niche to each shower
- Laundry Tub: Everhard Project 45lt SS Bowl White cabinet
- Washing Machine Taps – Concealed ¼ turn
- Chrome plated square floor grates as required
- 2 external garden taps with vacuum breakers as per the standard plan

# LIFESTYLE SPECIFICATIONS | SOUTH EAST QUEENSLAND

## ELECTRICAL (as per Standard Plans)

- Up to 29 total light fittings for 185m2 (or greater) designs and up to 26 total for 165m2 designs
- Up to 22 x LED lux Express Mini LED White Down-lights for 185m2 (or greater) designs and up to 19 x Mini LED for 165m2 designs
- 5 x SEGA 350mm LED flush mount lights fittings
- 2 x single fluorescent 36 watt tube light (no diffuser) light fitting
- 7 x Quality 3 blade ceiling fans for 185m2 (or greater) designs and 7 x Ceiling Fans for 165m2
- Quality exhaust fan to Bathroom and Ensuite
- Up to 19 x double power points
- 1 x Weatherproof double power point to Alfresco
- 2 x TV Points
- NBN Ready - Rough In, 2 x points & lead in included if available in street
- 1 x RCD Safety Switch installed to meter box for your protection
- TV Antenna (no booster)

## AIRCONDITIONING

- 1 x 7.1Kw reverse cycle split system air-conditioner to Living/Meals area
- 1 x 2.5Kw reverse cycle split system air-conditioner to Bedroom 1

## FLOOR COVERINGS AND TILING

- Tiles and carpets as per the Master Plan with selections from our Lifestyle Series selection range
- Bathroom walls – Up to 2000mm high in shower and approx 600 mm high above the bath tub
- Ensuite walls – Up to 2000mm high in shower
- Laundry tub – Up to 2 tiles high above tub
- Kitchen Splash back – up to 700mm high
- Vanity Splash back – Approx 200mm high
- Tiled skirting – Up to 200mm high to Bathroom, Ensuite, WC and Internal Laundry (excludes laundry in garage)

## SHOWER SCREENS

- Framed chrome pivot door, aluminium framed screen (with return - design specific) in clear glass

## MIRRORS

- 900mm high polished edge mirrors to width of vanity

## PAINTING

- Internal – 3 coat professional system with 1 colour allowed to walls, doors and woodwork. Flat ceiling white to ceilings and cornice Gloss to internal doors, skirting and architrave front faces only (N.B. Standard tint base applies)
- External – 2 coat professional system 1 colour to walls - (where clad or rendered), downpipes & linings. Builders white to soffits and 1 colour/clear stain to front door (N.B. Standard tint base applies)

## EXTERNAL FLOOR FINISH

- Front Patio – Lifestyle range tiling.
- Rear Alfresco – Plain concrete broom finish
- Garage – Plain concrete trowel finish

## EXTERNAL WORKS

- Exposed aggregate driveway (unsealed) and path 48m2 allowance (2 car); 30m2 for single. Driveway permit and kerb cutout (if applicable) included
- Clothes line – Single folding wall mounted unit.
- Letterbox – 300mm x 300mm pillar type render style.

## LANDSCAPING

- Not included – Landscaping packs available at additional investment. Why not ask your Fresh Homes Design Consultant for the "Garden Guru" landscape pack of your choice to be added to your favourite Lifestyle Design.

**First, last and foremost, our clients remain our priority. Fresh Homes offers peace of mind with our 25 Year "Lifetime" Structural Guarantee, which amounts to a massive four times the industry requirement.**

**All Fresh Homes are built for the individual and to the same high standards. We make building your new home worthwhile. Fresh Homes "Built New Just For You".**

*NB. Prices, inclusions and specifications may be altered or withdrawn without notice. Images are for illustration purposes only and do not form part of any offer or inclusion. \*Design alteration fees apply for alterations to standard Lifestyle Series designs in addition to the cost of the requested variation. Client connection fees (and usage charges during construction) for water, power; NBN, gas and telephone are not included.*

Current Specifications as at Oct 2021 (\*Some inclusions are design specific and the Builder may change the inclusions without notice)



