

# OPULENCE SPECIFICATIONS | NORTH QUEENSLAND



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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.

## FIXED PRICE CONTRACT

At Fresh Homes we understand that buying a home is a major investment and the last thing you need are extra or hidden costs at the end of construction. That's why we offer a fixed price contract, so the amount you agree to is the amount you pay...not a cent more (subject to contract terms & conditions; HIA QC1 will be used as default).

This specification is based on the following site conditions and allowances...  
• Standard engineer designed "S" class residential concrete slab on a flat level block up to 800m<sup>2</sup> • Standard house set back up to 6m • Underground power, Water & Sewerage connection to existing services • Earthworks up to 500mm cross-fall included • Surplus soil generated during the construction of the home, including topsoil and/or vegetation, will be stockpiled onsite. Removal of this material from site is not included in this contract, unless noted otherwise • Wind Speed N2 • Retaining walls, rock excavation and requirements to comply with sound transmission legislation are not included in this contract unless specifically noted otherwise • Our price includes the preparation of plans • Includes standard building permit application fees based on Brisbane City Council • Includes QBCC Insurance fees • Includes PLSL fees • The home is insured during the course of construction and professionally cleaned upon completion. Price includes G.S.T.

## WARRANTIES

Fresh Homes includes an exclusive 25 Year non-transferable written Structural Warranty\* with our homes. This is four times the period offered by most builders. The home is also fully covered by a 12 month defects liability period from the time of completion.

## FUTURE REWARDS

Not only will you enjoy the quality craftsmanship, intelligent design, value for money and practical features of your new Fresh Home but we believe that you'll discover that these same high standards create a very attractive resale value.

## ENERGY EFFICIENCY

Full 6 Star Energy Efficient Design with R2.5 Bulk Insulation included to Living areas and Alfresco, improving your quality of life and saving you money on a daily basis.

## TERMITE TREATMENT (NON-SUSCEPTIBLE CONSTRUCTION)

Only Termite Resistant Primary Building Elements used in accordance with the Building Code of Australia.

## CAR ACCOMMODATION

Car accommodation provided as shown on the Master Plans.

## GARAGE DOORS

Automatic Colorbond™ Sectional Panel Door as shown on the Master Plans includes two (2) remote handsets. Compliant up to C1 cyclonic wind loads per AS/NZS 4505:2012&AS/NZS11170.2:2011.

## EXTERNAL WALLS

2.7m high 200 series Masonry Block with square corners with smooth two coat architectural texture coating with sealer incorporated or light weight timber cladding -design specific - refer to the Master Plans. Professionally painted (as per Australian Standard AS/NZ 2311:2009). Standard white tint base paint applies.

## INTERNAL WALLS

Full plasterboard lined: steel frames to partitions; and treated timber frames to load bearing walls; internal face of block walls to living (N.B. Internal faces of block work to Garage walls to be pointed block work). All professionally painted in washable low sheen acrylic 3 coat system. Villa Board or WR Plasterboard to wet areas as required by the National Construction Code (NCC).

## CEILINGS

(N.B. Actual ceiling height will be reduced by plaster linings, ceiling battens, floor coverings and bulk heads where applicable)  
Opulent 2700mm high "nominal" ceiling height to single storey or lower floor of two storey with 10mm plasterboard on metal ceiling battens with 90mm cornice painted in ceiling white throughout.

## SKIRTING

67 x 12 decorative profile timber skirtings. (Painted in wall colour). Choose from Builder's Standard Range.

## ARCHITRAVES, JAMBS AND REVEALS

Gloss Painted Finish with decorative 41 x11 profiled timber Architrave select from Builder's Standard Range.

## GLASS WINDOWS & SLIDING DOORS

Supplied with clear glass, choose a frame colour for the wide range in the Builder's Standard Range.

For improved lighting, obscure glass is supplied for bathroom, toilet and if applicable Ensuite windows.

## ENTRY DOOR

Choose from the exquisite Humes 2040 x 1200mm wide Savoy Range Entry door with Clear glass panels select from the Builder's Standard range. Clear Stain finish. Note in Some designs a 2040 x 820mm door will be used due to size constraints at the Builder's discretion. Other external doors are either painted flush panel or sliding glass as shown on the Master Plans.

## INTERNAL DOORS

Choose a decorative moulded panel paint grade door with selections from the Builder's Std Humes Accent Range. Paint finish is gloss. No allowance for paint colours that require high chroma or B based paints.

## SAFETY BARRIER SCREENS

Fitted to all windows and sliding glass doors only. Swing safety barrier door to other external door if shown on Master Plan. Frame colours as per windows & sliding glass doors and grill to be black.

Swing safety barrier door to front entry is optional please consult your Fresh Homes Design Consultant

## DOOR FURNITURE

Hinged doors... "Delf" Touch entrance set to front door, Delf lever set with deadlock to garage passage door. If a hinged back door is shown on the Master Plans; the selection is from the Delf Lever sets with single cylinder deadlock. All locks keyed alike.

Internal doors ... choose from Builders Opulence selection range of Delf passage lever sets with a choice of finish. Bathroom, WC and Main Bedroom or Ensuite are fitted with Privacy sets.

## ELECTRICAL N.B. MINIMUM ALLOWANCE SET OUT BELOW

Actual allowance is design specific and will be adjusted and set out in the electrical section of the Variations to the Standard Specifications ) Includes: Up to 10 lineal metres of single phase mains from pillar to Metre Box; 20 x double GPO's; 6 x single GPO's; 2 x weatherproof double GPO's; 1 x 32 watt round fluorescent light fittings; 2 x 36 watt double fluorescent diffused light fittings; 19 x Builder's Std energy efficient down lights; 6 x SEGA LED oysters; 1 x Builders Std bunker light fitting; 1 x 1200mm white ceiling fan to Bedrooms/Study, Living/ Lounge/ Family/ Rumpus/ Media/ Teen Retreat; & Alfresco; 3 x Builders Std exhaust fans; 1 x two-way switch; 2 x T.V. points; 2 x Telephone points; Smoke detectors and an RCD safety switch for your protection and peace of mind.

## SMOKE DETECTORS

As required to meet Queensland building regulations.

## PLUMBING

Fully completed with hot and cold water to all WELS approved fixtures or fittings. Front and rear garden tap provided as shown on the Master Plans. Downpipes are painted 90mm PVC. Choose your color from the wide selection in the Builder's Standard Range.

## TAPWARE

Quality chrome finished, Designer Pin-mixer tapware by Gareth Ashton™ throughout house. Chrome finished flick mixer to Laundry. Handheld shower with adjustable shower rose on chrome rail by Gareth Ashton™. Washing Machine taps discreetly mounted in cabinet. All selections from Builder's Range.

## TOILET SUITE (WC)

White Vitreous China dual flush "back to wall" suite with soft close seat - with quality chrome finished toilet roll holder from Builder's selection range by Gareth Ashton™.

## HOTWATER SYSTEM

250 Litre Electric.

## LINEN PRESS

Consists of four melamine shelves and broom space, behind attractive aluminium framed vinyl covered sliding doors or matching hinged doors - as shown on the Master Plans.

## WALK-IN ROBES

Walk-in robes have a single melamine shelf and hanging rail.

## ROBES

All bedroom robes have a single melamine shelf, hanging rail and aluminium framed vinyl covered sliding doors or shown on the Master Plans.



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## KITCHEN (DESIGN SPECIFIC REFER TO MASTER PLAN)

Laminated base cupboards and overhead cupboards in standard melamine white board with laminated colour board to finished faces of bar backs, gable ends, door & drawer fronts and kick boards (colour matched PVC edges as applicable). All laminate colour selections from the builder's range (1 additional feature colour selection for cabinetry applies). Overhead cupboards to 2200 mm head height with painted bulkhead above; 6 x Pot Drawers; 1 x Cutlery Drawer. A built in or custom-made pantry is included (design specific refer to Master Plans). Soft close hinges and drawer runners; Fridge space with water point; Microwave and Dishwasher space (in white board) with power. 20mm Engineered Stone bench tops and level serving bar provided (design specific) selections from Group 1 range. 900mm Stainless Steel European Appliances with 5yr warranty - choose from a combination under bench electric oven and Ceran cook top; or a Free-Standing Dual Fuel Cooking Theatre; a 900mm Stainless Steel Canopy Range-Hood (externally ducted) & a 600mm Stainless Steel finish Dishwasher completes this Prestigious Package. Inset Stainless Steel Double Square Bowls sink to give the simple touch of elegance.

## BATHROOM

Bath tub 1525mm contemporary style "deep set" white acrylic. Custom made 900mm vanity (or as per plan) with engineered stone bench tops and a white vitreous china basin. Customise the look and feel with your choice of counter top, drop-in or semi-recessed basins with selections from the Builders Std range of beautiful Arto™ designer basins. Yes, your vanity includes a bank of drawers for your convenience. 1000mm polished edge mirror (approx. length with no visible fixings). Quality chrome high fashion double towel rail by Gareth Ashton™ or 2 towel rings from Builder's Range. Separate shower with shower niche and a perimeter-framed screen in clear laminated glass (design specific).

## ENSUITE (IF SHOWN ON MASTER PLANS)

Custom made double vanity with engineered stone bench tops and white vitreous china basins (if shown on Master Plan) otherwise a single vanity basin will apply. Customise the look and feel with your choice of counter top, drop-in or semi-recessed basins with selections from the Builders Std range of beautiful Arto™ designer basins. Yes, your vanity includes a bank of drawers for your convenience (only on 750mm vanity or larger). Stunning 1000mm polished edge mirror (approx. length with no visible fixings). Single shower niche or ledge, Perimeter-framed clear laminated glass shower screen. Quality chrome double towel rail or 2 towel rings (design applicable) by Gareth Ashton™. White Vitreous China dual flush "back to wall" suite with soft close seat - with quality chrome finished toilet roll holder from Builder's selection range by Gareth Ashton™.

## LAUNDRY

45 litre stainless steel drop-in tub; 800mm custom made cabinet with laminate bench top; Std Mixer tap.

## FLOOR COVERINGS

Quality carpet on silver underlay; and Quality Range of rectified edge Porcelain tiles to Living Areas and externally rated glazed porcelain/ceramic tiles to the Front Patio are included as shown on the Master Plans - choose from the Fresh Homes Opulence Range with a maximum dimension of 600mm x 600mm.

## WALL & FLOOR TILES (WET AREAS)

Quality Range of Rectified edge Porcelain tiles to choose from in the Builder's Opulence Range.

Chrome tile bead to edge of tiling and Square tile insert waste to bathroom and ensuite.

Overall tile height to shower is 1900mm. Splash back to bath tub & laundry tub are two tiles in height.

Kitchen bench splash back and to underside of overhead cupboards is 600mm. Luxury Tiling to 1200mm high for the remainder of bathroom, WC and Ensuite and 250mm high skirting to laundry.

Make it feel just right with a modern range of decorator tiles that are included to shower and bath walls.

## STAIRCASE & BALUSTRADE – 2 STOREY AND SPLIT-LEVEL HOMES ONLY (DESIGN SPECIFIC REFER TO MASTER PLANS).

Builders standard stain grade staircase supplied and professionally installed. Stain grade timber handrail or balustrade with black metal balusters and/or plasterboard dwarf wall Builder's Opulence selection range applies.

## DECKS & BALCONIES & BALUSTRADE (DESIGN SPECIFIC REFER TO MASTER PLANS).

Treated pine decking finished in oil base sealer to decks - exposed timberwork under. External rated tiles to balconies - lined ceiling under. Powder coated aluminium balustrade. Builder's Opulence selection range applies.

## ROOF

Attractive Colorbond Roof™ in a wide range of fashion colours from the Builder's Range with flat ventilated eaves and roof pitch as shown on the Master Plans.

## GUTTERS & FASCIA

Quality Colorbond Trimline Gutters and Colorbondô Fascia, in a wide range of colours.

## ALFRESCO AREAS

Under Main Roof with Concrete Floor with externally rated glazed porcelain/ceramic tiles - choose from the Fresh Homes Opulence Range with a maximum dimension of 600mm x 600mm.

## PEACE OF MIND

**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. Fresh Homes reserves the right to change or alter the specification without notice. Please confirm with your Fresh Homes Design Consultant that the specification is current at the time of your enquiry.*

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



