

# PERSONA SPECIFICATIONS | SOUTH EAST 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 that you agree to is the amount that you pay... not a cent more (subject only 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 600m<sup>2</sup>
- Standard house set back up to 6m
- Underground power, Water & Sewerage connection to existing services (N.B. The cost of providing approved connection points for all services is by Owner unless otherwise noted)
- Water meter connection; and the cost of water and power usage during construction is to be paid by the Owner.
- 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 BSA Insurance fees
- Includes PLSL fees
- The home is insured during the course of construction
- A Professional "Builder's Clean" provided upon completion
- Our price includes G.S.T.

## WARRANTIES

All Fresh Homes carry our exclusive 25 Year Written Structural Warranty (applies to the original Owner; Limited to structural defects determined by a RPEQ structural engineer as caused by the builder. This is four times the period offered by most builders. The home is covered by a 12 month defects liability period from the time of completion.

## 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. 90mm painted PVC down pipes.

## 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 ceilings above the Living Areas, Garage and Rear Alfresco, improving your quality of life and saving you money on a daily basis.

## TERMITE TREATMENT

Termite prevention to Australian Standard (AS 3660) with physical barriers to all penetrations and a horizontal visual inspection zone to external perimeter.

## CAR ACCOMMODATION

Car accommodation provided as shown on the Master Plans.

## GARAGE DOORS

Manual Colorbond™ Panelift Door as shown on the Master Plans. Choose from Fresh Homes Std Range.

## EXTERNAL WALLS

2.44m high white pine lower walls and upper walls (design specific). Brick veneer and/or fibre cement cladding (design specific refer to Master Plans). Bricks selected from Fresh Homes Std Range with raked joints and natural mortar. Walls wrapped in energy saving reflective foil. NB Wall height varies according to the roof pitch - refer to Master Plans.

## INTERNAL WALLS

T2.44m high white pine lower walls and upper walls (design specific). 10mm plasterboard lined walls professionally painted in washable low sheen acrylic 1 colour (proven 3 coat system). NB: Plasterboard lining to garage is included, Villa Board or WR Plasterboard to wet areas as required by the National Construction Code (NCC).

## CEILINGS

10mm plasterboard with 90mm cornice painted flat acrylic (proven two coat system) throughout.

## SKIRTING

67 x 11 decorative profile timber skirtings painted in gloss finish (same colour as the wall colour). Choose from Fresh Homes standard range.

## ARCHITRAVES, JAMBS AND REVEALS

41x11 decorative profile timber architraves painted in gloss finish (same colour as the wall colour). Choose from Fresh Homes Std Range. Gloss paint to front face of moulding only.

## ROOF

Attractive Concrete Tile Roof in a wide range of fashion colours from the Fresh Homes Persona selection range. with flat eaves and roof pitch is design specific - refer to Master Plans.

## GUTTERS & FASCIA

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

## GLASS WINDOWS & SLIDING DOORS

Aluminium framed with clear glass; choose from a wide range of frame colours. Windows with window locks keyed alike. N.B. Clear glass to bathroom, ensuite (if applicable) & toilet windows for added light penetration.

## ENTRY DOOR

Humes Vauclose to front entry painted in gloss finish. Rear door either flush panel (painted in gloss finish) or sliding glass (design specific refer to Master Plans). Choose from the Fresh Homes Persona selection range.

## INTERNAL DOORS

Hardboard flush panel doors painted in gloss finish (same colour as the wall colour).

## DOOR FURNITURE

Delf Lockset Range to front entrance door, garage passage door and back door (if shown on the Master Plans) keyed alike. Internal doors... Delf lever set on a round rosette (choice of finish). Privacy sets to Bathroom, WC, Main Bedroom and Powder Room (where applicable). Selections from the Builder's Persona Range.

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

Electrical includes up to 10 lineal metres of single phase mains from pillar to Metre Box (closest direct run from pillar to the home); Minimum of: - 1 x double GPO per habitable room and wet areas only; 2 x GPO's to kitchen, master bedroom and living room; Single GPO's: - 1 x Fridge Point, 1 x Hot Water Point, 1 x Range Hood Point, 1 x Dishwasher Point; Light Points: 1 x batten fixture with compact fluorescent light to rooms over 3m<sup>2</sup>, the Patio, the Alfresco and 1 outside of laundry door; 1 x 2 way switch (2 storey designs only); 2 x T.V. points; 1 x Telephone point; an RCD Safety Switch and Smoke Detectors fitted for your safety and peace of mind.

## SMOKE DETECTORS

As required to meet Queensland building regulations.

## HOTWATER SYSTEM

Builders Standard Electric Heat Pump hot water heater – 170 litre or 280 litre (design specific).

## LINEN PRESS

Consists of four painted particle board shelves and broom space (design specific) behind attractive sliding vinyl covered doors or hinged doors (design specific refer to Master Plans).

## WALK-IN ROBES

Walk-in robe with single painted particle board shelf and hanging rail.

## ROBES

Fitted to all bedrooms with single painted particle board shelf, hanging rail & vinyl sliding doors or flush panel hinged doors (design specific refer to 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 (with colour matched PVC edge as applicable) to finished faces of bar backs, gable ends, doors, drawer fronts and kick boards. Laminated bench tops and level serving bar provided (design specific). All laminate colour selections from the builder's range (1 colour selection for cabinetry and 1 colour selection for bench tops applies). Overhead cupboards provided to 2200 mm head height with bulkhead above. A built in or custom made Pantry is included (design specific refer to Master Plans). Fridge space provided; Dishwasher space (in white board) with power and water point, Builder's Std 1 & 3-4 bowl stainless steel sink, Stainless Steel European Appliances from the Builder's Range, including Fan Assisted Under-Bench Oven and Ceran Cook-Top complete with a 600mm stainless steel canopy range-hood (ducted externally). This package combines superb functionality with stunning visual appeal adding real value to your new home.

## BATHROOM (DESIGN SPECIFIC REFER TO MASTER PLAN)

1500mm white acrylic deep set bathtub (design specific). Arto 2 pack style gloss white pre-made 900mm Vanity with 2 Doors and 3 Drawers on metal runners – features a one-piece china top and basin with overflow and chrome pop-up waste. (NB. Where designs do not suit a 900mm vanity a smaller size vanity applies; refer to Master Plans). Framed mirror 1000mm high from top of vanity x length of vanity in choice of standard colours. Stylish chrome double towel rail or 2 towel rings (design specific refer to Master Plans). Separate shower with pivot/sliding door in clear laminated glass (as shown on Master Plans). Handheld shower, chrome finish with acrylic soap holder, chrome metal floor waste. All selections from the Fresh Homes Persona selection range.

## ENSUITE ((DESIGN SPECIFIC REFER TO MASTER PLAN)

Arto 2 pack style gloss white pre-made 900mm Vanity with 2 Doors and 3 Drawers on metal runners – features a one-piece china top and basin with overflow and chrome pop-up waste. (NB. Where designs do not suit a 900mm vanity a smaller size vanity applies; refer to Master Plans). Framed mirror 1000mm high from top of vanity x length of vanity in choice of standard colours. Stylish chrome double towel rail or 2 towel rings (design specific refer to Master Plans). Shower with pivot/sliding door in clear laminated glass (as shown on Master Plans). Hand held shower, chrome finish with acrylic soap holder and chrome metal floor waste. All selections from the Fresh Homes Persona selection range.

## LAUNDRY

45 litre rustproof acrylic tub and cabinet.

## TAPWARE

Quality on trend designer chrome mixer tapware throughout bathroom and ensuite. Feature "Tower" style mixer to Kitchen. 3 modern styles to choose from in the Builder's range. Builders Std chrome finished base mixer to Laundry and chrome finished Builder's Std taps to Washing Machine, discreetly concealed in laundry cabinet.

## TOILET SUITE W.C. ENSUITE AND POWDER ROOM (DESIGN SPECIFIC REFER TO MASTER PLANS).

Full Vitreous China closed coupled suite; dual flush 4.5/3 with a luxurious soft close seat; chrome toilet roll holder. Hand basin design specific refer master plans. Selections from Fresh Homes "Persona" selection range.

## WALL & FLOOR TILES (WET AREAS)

1900mm high overall to shower. 2 tiles high splashback tile to bathtub & laundry tub with a 600mm splashback to underside of overhead cupboards. Up to 250mm high skirting to bathroom, WC, laundry, ensuite and powder room (design specific refer to Master Plans). Make your bathrooms "Pop" with an allowance included for a modern range of decorator tiles to shower & bath walls. Selections from the Fresh Homes Persona range.

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

Builders standard carpet grade staircase supplied and professionally installed. Paint grade timber handrail or balustrade with painted metal balusters or plasterboard dwarf wall (all design specific refer to the Master Plans). Selections from the Fresh Homes Persona selection range.

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

Treated pine decking finished in oil base sealer to decks with exposed timberwork under. External rated tiles to balconies with lined ceiling under. Powder coated aluminium balustrade. All selections from the Builders Persona Range.

## FLOOR COVERINGS

Quality carpet and ceramic tiles to the living areas may be included at an additional investment - choose from the Fresh Homes Persona selection range.

## ALFRESCO,PATIO OR PORCH AREAS (GROUND LEVEL DESIGN SPECIFIC)

Under main roof as shown on the Master Plans. A flooring system and finish of your choice may be included for an additional investment.

## 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 Oct 2021 (\*Some inclusions are design specific and the Builder may change the inclusions without notice)**



