

IMPORTANT!

**IF IT IS NOT WRITTEN IN HERE - YOU HAVE NOT PAID
FOR IT AND IT WON'T BE INCLUDED IN YOUR HOME.**

BUILDING SPECIFICATION

FOR

Lot 50, Lavender Court, Nikenbah, QLD, 4655

BETWEEN

David John Wood & Barbara Dawn Wood

&

SAAROQ Pty Ltd t/a Stroud Homes Wide Bay

BUILDER'S LICENCE NO 15021458

SAAROQ Pty Ltd.

Specification

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ITEM	DESCRIPTION	INITIAL ALTERATIONS
HOME OWNER	: David John Wood & Barbara Dawn Wood	
SITE ADDRESS	: Lot 50, Lavender Court, Nikenbah, QLD, 4655	
COUNCIL	: Fraser Coast Council	

**WILL YOU BE ABLE TO FULLY UNDERSTAND THIS
WHEN YOU READ IT?**

If not, you may need to have someone read it for you.

Please let us know if you would like us to arrange a reader.

PLEASE READ CAREFULLY BEFORE COMPLETING THE SPECIFICATION

INTERPRETATION AND USE OF SPECIFICATION

- This specification forms part of the contract for the proposed work when signed and initialled by both parties.
- Where multiple choices are available, only one choice is permitted. If choice/s is/are not clarified by the Home Owner at the time of signing the choice/s is/are to be at the Builder's sole discretion.
- Any items not clearly defined in the plans and this specification, the standard inclusions are to be selected within the range as determined by the Builder as allowable for this style of building.
- Where specified Services or Items are unavailable, due to reason outside the control of the Builder, the Home Owner agrees that the **Builder** has the right to replace the items with ones of similar style and quality. Where a mutually acceptable replacement cannot reasonably be sourced the specified Services or Items will be deleted from the contract.

1. GENERAL

- Unless otherwise specified, the works shall be constructed in accordance with the Australian Building Code, and all other relevant Local, State and Federal Authorities, and other statutory body's requirements.
- Unless otherwise specified, the Home Owner is responsible to provide a house site clear of any obstructions to building including removal of long grass, shrubs and trees where necessary.
- Unless otherwise specified, the Home Owner acknowledges that it is their responsibility to provide all weather access suitable for two wheel drive vehicles and machinery, as normally used in the building industry, to drive in and out of the property (see HIA QC1 2000 New Home Construction Contract clause 10.2).



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	d) Unless otherwise specified, the contract price allows that town water supply will be available from an existing main of the Local Authority prior to commencement of construction. Where no such water or supply exists, the Builder will arrange, at the Home Owners Expense, a temporary fresh water supply suitable for building purposes that will be available prior to commencement of construction. e) Unless otherwise specified, the Home Owner is to arrange at their expense, approved gas tank/s prior to completion of construction. f) This contract allows for 240 Volt single phase power being available prior to and during the construction of the dwelling. Where no such power is available the Home Owner is to arrange temporary power to the satisfaction of Builder at the Home Owner's expense. g) Designed Wind Loading of the Works is W41 Non Cyclonic (N3). h) Where notes on plans refer to testing and the standards by which testing is to be completed – these notes are NOT an indication, inclusion or promise that testing will occur. i) Items outside of the builder's range, specialty products/services, products/services supplied by an outside party/supplier may incur an unforeseen delay or extension of time if the supply or timely delivery of the product/service proves to be problematic. j) Stroud homes policy is that we only set one milestone for the completion date and this is the build time written in your contract. We do not give out intermediate dates that have potential to change because they tend to be perceived as a new milestone promise and reduce our ability to manage our work flexibly. k) Stroud Homes is proud of the homes we produce and may like to use images of your completed home. You understand and agree that images of your home may be used in: a) home building award entries b) online c) advertising d) promotions Client agrees to allow Stroud Homes to take professional photos of the home for advertising and award application purposes.	

2. LOCAL AUTHORITY

- a) Structural design of the home is as per the Local, State or other Authority, or Statutory body's requirements.
- b) Complying with statutory obligations and any notices and obtaining relevant approvals is the responsibility of Builder.
- c) The Builder and the Home Owner acknowledge that notwithstanding proper requests by the Builder the Local Authority does not on all occasions carry out final inspections in relation to the works. The Home Owner further acknowledges and irrevocable agrees that they will not make any objection to the lack of provision of a final inspection report subsequent to practical completion and further will not withhold or cause to be withheld any progress payments due to the Builder, either directly or



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through their financier that are due to be paid to the Builder on practical completion of the works.

The Home Owner acknowledges and agrees that should their financier refuse to advance all or any funds until the provision of a final inspection report from the Local, State or other Authority which may not be available, the Builder will at the Home Owners cost obtain a final inspection report suitable to the financier.

- d) Unless otherwise specified, all building fees are paid for by the Builder. Any Bonds, development application or associated fees requested by any Local or Other Authority or statutory body are to be arranged and paid for by the Home Owner.
- e) It is the responsibility of the Home Owner to obtain any necessary building consents from relevant developer or Land Corporation where a covenant applies. The Builder will assist by forwarding construction documents to the developer.
- e) An Engineer's soil report, footing and slab designs if required are to be provided by the Builder. The cost of which is taken from the initial deposit.
- f) Should this Contract not proceed for any reason whatsoever all moneys expended by the Builder plus an administration fee of \$250.00 + GST shall be deducted forthwith from any deposit paid by the Home Owner. If the deposit paid by the Home Owner is insufficient to cover such costs then the Home Owner shall pay such extra costs to the Builder within fourteen days after receiving notification that such costs are due and payable.
- g) **The colour selection must be completed before construction can commence. The colour selection should be completed before local authority approval or finance approval has been received to enable the Owner's home to be built within the construction period stated in this contract. This colour selection does not form part of this contract and any item at a cost above the contract allowance will be charged by variation as an extra.**
- h) Where silicon is required in joints and corners, clear silicon will be used. The Builder will not colour match silicone.
- i) If concrete patio/porch areas are poured as part of the main house slab, then chips, scratches and/or stains may occur during construction and will be patched. Please be aware that these patches may be a slightly different colour from the original concrete.
- j) Any valuations required by the lending body are to be the responsibility of the Home Owner.
- k) Unless otherwise stated, Stroud Homes will not be responsible for applying, lodging paperwork or any task related to Grants, Boosts and Government offers.
- l) The Builder takes no responsibility for any colour variation in the roof tile, brick, ceramic wall and floor tile, stucco, paint, between those shown in displays or brochures to those delivered by the manufacturer. These products may vary slightly in colour from time to time and any discrepancy is deemed to be within manufactures specifications.
- m) The electrical plan is to be completed and returned to the office prior to commencement of construction, failing which the standard electrical plan will apply.
- n) The Home Owner and the Builder hereby agree that any extension of time claimed for practical completion due to wet or inclement weather shall be based on notification

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pursuant the Contract and shall be claimed as per the logged days by the nearest post office or weather bureau.

- o) **The Home Owner acknowledges that it is their responsibility to pay a deposit to the gas and or electrical authority to connect power and or gas. Any delay by the electrical and or gas authority in connecting power shall not on its own delay practical completion or final payment to the Builder.**
- p) The Builder reserves the right to charge a \$500.00 plus GST fee for each variation requested by the Home Owner after signing the contract. Variations are deemed to be changes, additions, deletions and alterations to contract, allowances or prior variation. Each variation will add a minimum of one week to the contract time.
- q) The Builder accepts no responsibility to contact the owners of adjoining properties in relation to fencing. It is the Home Owners responsibility to contact the adjoining neighbours to arrange rebates.
- r) The Home Owner acknowledges that they have not relied upon any representations made by the Builder, its agents, employees or workmen in entering into this contract other than those representations as are included in and form part of this contract.
- s) The Builder discloses and the Proprietor acknowledges that the termite management system that forms part of the contract is in accordance with AS3660 Part 1. The termite treatment engaged by the builder is Home Guard and Re-Tik termite system allowed to the external perimeter and service penetrations.
The Proprietor further acknowledges that they will sign all warranty documents etc. with the Home Guard and Re-Tik supplier on completion of home and adhere to all recommendations made by this company.
All annual inspection costs are the responsibility of the home owner.
- t) Provisional Sum and Prime Cost adjustments will be made on receipt by the builder, of all cost invoices.
- u) **In order to facilitate site commencement, this office must be in receipt of 5% deposit, council approved plans, unconditional finance approval/or security accounts for cash contracts, proof of land ownership, fully completed and finalised colour selection and associated variations.**

3. SITE POSSESSION

- a) Unless otherwise specified the owner must give the builder exclusive possession of the site to carry out the works.
- b) In the case of land with occupied existing dwellings, sheds or caravans the perimeter of the required construction area shall be marked with ribbon between stakes, trees and other features.
Should the Builder suspect or have evidence of trespassing into the ribbon-marked required construction area the Builder will:
 1. At the Builders discretion claim interference costs, delays and/or suspend works as per the contract terms.
 2. at the Home owners cost, erect 1.8 meter chain link temporary construction fencing along the perimeter of the required construction area.



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4. EXCAVATION

- a) The Home Owner acknowledges that if, after breaking the surface of the ground:
1. variations to additional works are required due to rock or other obstacles or,
 2. variations to additional works are required due to the nature of site access or,
 3. variations to additional works are required due to the requirements of local, state or other authority or,
 4. variations to additional works are required due to any latent conditions encountered,

Then the builder will:

1. verbally notify the home owner of the additional work immediately and,
2. forward a variation to the contract to cover the cost of the work required.

The home owner will:

1. be required to sign and return the variation as soon as possible to help minimize delay costs

5. SITE WORKS

Rock

Please note: Any excavation works with any part of the construction of your new home and its services and amenities only allows for bucket removable soil material.

In any case where rock is encountered a rock hammer will be required at extra cost to the owner.

It is especially important that the owner or the owner's representative be available during the excavation part of the work. If rock is encountered, the owner or the owner's representative will be contacted for authorization. If the owner or the owner's representative is not contactable works will be suspended until contact can be made, resulting in extra costs of floating the machine back to the site.

Pad Levels

Some of our plans will nominate a pad level. This pad level is indicative only because actual finished pad levels will vary significantly due to the moisture level and compaction properties of the pad material.

The intention is to create a house pad using equal cut and fill. If the owner requires a certain pad level, the additional fill will be a variation to the contract.

- a) The Builder has allowed earthworks to form a level pad by using an equal cut and fill method for up to 500mm fall.
- b) Trees and plant material removal is not included.



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- c) Demolition of an existing structure is not applicable.
- d) Excess soil from excavations and or tank installation shall be stock piled on site in a convenient location.
- e) Where limited site access exists and removal of excess soil from excavations and/or tank installation is required to allow work to proceed soil removal will be at the owner's expense.
- f) The provision of a concrete pump is included for foundations and slab only.
- g) Site clean-up and removal of all construction debris is the responsibility of the Builder.
- h) Retaining Walls are not included.
- i) Retaining wall material is not included.
- j) Slab design allowed for is suitable for a "M" class site in accordance with engineer's design.
- k) House clean is to be completed by the builder prior to handover. This is a builder's house clean, not a commercial house clean.

A builder's house clean is expected to rid the home of 90% of the dust created in constructing the home.

We do not clean the home to the level that you would expect in a 5-star hotel room because you will be moving in shortly, tracking dirt and dust into the home and unpacking boxes. The expense of cleaning the home to 100% ultra-spotless will be wasted because, by the time you have moved all your furniture into the home and unpacked your boxes – the home will typically be ready for another clean.

After a builders clean the following conditions may remain:

- a. Film on the floor and wall tiles: typically takes about 4 "cleanings" to remove
- b. Exterior windows, sliding door tracks and floors will become dirty very quickly, especially where incomplete landscaping or rainy, windy weather exists.

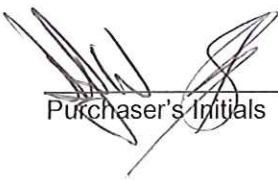
6. FOUNDATIONS

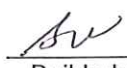
- a) Foundation concrete as per Engineer's design.
- b) Foundation steel as per Engineer's design.
- c) Foundation size as per Engineer's design.

7. SLAB

Where slab RL heights are included in documentation, they are indicative only due to variations in engineering designs.

- a) Slab concrete is as per Engineer's design.
- b) Slab steel is as per Engineer's design.
- c) Small shrinkage cracking (less than 1mm) often occurs in freshly poured concrete. Shrinkage cracking occurs in hot, dry and/or windy conditions as is often the case in the area where we are building your home. Shrinkage cracks are cosmetic only, and do not affect the strength of the slab.


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8. PIERS

- a) Piers have been allowed for.
- b) Pier size is as per Engineer's slab design.

9. FRAMING

- a) Ceiling heights, unless otherwise shown on the plans, are a nominal 2400mm.
- b) External wall framing shall be prefabricated nominal 70mm x 35mm T2 Treated Pine, studs 450mm centres.
- c) Internal wall framing shall be prefabricated nominal 70mm x 35mm T2 Treated Pine, studs primarily at 450mm centres, with a maximum of 600mm centres used as required to complete shorter sections of framing such as robes.
- d) Roof framing shall be prefabricated T2 Treated timber trusses.
- e) Non-structural noggins and framing to the bath tub, eaves and other nominal areas may be constructed using timber.
- f) Design Wind Load is as per Engineer's rating.

10. TIMBER FLOOR is not included.

- a) Floor joist are not applicable.
- b) Floor sheeting is not applicable.

11. ROOFING

- a) The roofing material shall be colorbond Custom Orb high tensile metal sheeting.
- b) Roof pitch shall be as per the elevations on the plans.
- c) Gutters shall be Colorbond 150 mm quad.
- d) Fascia shall be Colorbond.
- e) Down Pipes shall be 90mm round P.V.C (to be painted).
- f) Insulation to the underside of the roofing materials shall be lightweight insulation RValue 1.5 in Summer and 0.97 in Winter.
- g) The Alfresco posts shall be various sizes as per plan.
- h) The Alfresco roof frame shall be as per plan.
- i) The Alfresco roof pitch is as per the plans and elevations.
- j) The Alfresco roofing material is as per plans and elevations.

12. WINDOWS & DOORS

- a) Window, sliding door ^{and} ~~and laundry swing door~~ frames shall be powdercoat aluminium.
- b) Window, sliding door ^{and} ~~and laundry swing door~~ glazing shall be grey tinted.
- c) Obscure glass shall be to the Bathroom, WC and Ensuite windows only.
- d) Colonial Bars or Grids are not included.

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e)	Insect Screens are included to all windows except Bedroom 2, Bedroom 3 and Bedroom 4 windows.	
f)	Diamond Grill Security screens are included to Bedroom 2, Bedroom 3 & Bedroom 4 windows, Garage & Study sliding doors, and Laundry swing door.	
g)	Stainless view Security screens are included to Alfresco sliding doors.	
h)	Keyed locks are included to all windows and entrance doors.	

13. EXTERNAL FINISHES

- a) External walls shall be face brick and cladding as selected from the standard Builder's range.
Note: All under-eave step-out external walls and doors where marked on plans will be clad with our standard cladding.
- b) External ceilings shall be plasterboard to the Alfresco and FC Sheet to the Porch.
- c) Soffits shall be 4.5 mm cement sheeting (unvented). Width varies and is as per plan.
- d) Gables shall be as marked on plans and elevations.
- e) Sills shall be bricks laid on edge.
- f) Stone finish is as marked on plans.

14. INTERNAL LININGS

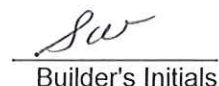
- a) Internal walls shall be 10 mm plasterboard.
- b) Cornice shall be 75mm coved.
- c) Internal ceilings shall be 10mm plasterboard.
- d) Metal Battens are included to the ceiling.
- e) Garage walls shall be 10mm plasterboard and 6mm Villa Board on Door Mount Wall.
- f) Arches, Niches, feature cut outs are included as per the floor plan.
- g) Master Bedroom shall be decorative Scyon board to the Bedhead wall only selected from the Builder's Standard Range.

15. DOORS EXTERNAL

- a) Front entrance door shall be a door selected from the 1200mm Savoy range with frosted glazing.
- b) External door frames shall be, paint grade, pre-hung 140mm stiles with a timber sill and door seal and 3 hinges.
- c) Side Lights to front entrance door shall be excluded.
- d) Front door lock shall be Gainsborough 840 Tri Lock.
- e) Garage door shall be a remote control sectional panel lift with 2 controllers and 1 wall mounted control.



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16.DOORS INTERNAL

- Internal doors shall be flush panel.
- Internal door frames shall be 92mm x 19mm Pine FJ.
- Internal door handles shall be selected from the Gainsborough 100 Contractor Series. Privacy locks to Bath/wc/Ensuite areas and Main Bedroom only.
- Cavity slider door handle/s shall be a Gainsborough 395 Circular Latch.
- Linen Cupboard handle shall be matching the other internal door handles.
- Pantry door handles shall be a match to the other internal door handles.

17.INTERIOR TRIM

- Skirting shall be 68mm x 11mm Pine FJ, profiles selected from the Builder's Range.
- Door architraves shall be 42mm x 11mm Pine profiles selected from the Builder's Range.

18.CUPBOARDS & ROBES

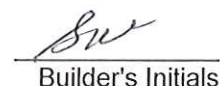
- Linen, Garage Storage, and Study Robe cupboards shall be as per plan with melamine 4 full length shelves.
- Bedroom Robe cupboards shall be as per the plan with vinyl sliders, hanging rail + melamine shelf above, with one bank of shelves each.
- Walk in robe shall be as per the plan with two banks of 2 shelves/4 drawers, 1 meter of single hanging rail, and the remainder to be double hanging rails + melamine shelf above.
- Broom Cupboard shall be as per plan with 1 full melamine length shelf.

19.TILING

- Selecting tiles outside of the Builders standard tile range may result in additional tile laying charges. This is required to cover the increased wastage and additional handling involved with porcelain tiles, larger ceramic tiles and mosaic or decorator tiles.
Shower floors maybe laid on the diagonal. This is necessary to create fall to the drain.
- Tiled floors shall be a maximum of 450mm x 450mm tiles selected from the Builder's standard range and laid as per the floor plans.
- Wall tiles shall be a maximum of 250mm x 450mm tiles selected from the Builder's standard range and laid as per the floor plans.
- Wall tiles shall be selected from the Builder's standard range and laid as per the plans and elevations as follows; Ensuite & Bathroom selected walls to the ceiling with a skirting tile to the remainder, Kitchen splashbacks up to 600mm, Laundry splashbacks up to 600mm.
- Glass Splashbacks are not included.
- Frieze tiles shall be selected from the Builder's standard range.



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- g) Skirting tiles shall be a split tile with a maximum of 200mm high.
- h) Feature Tiles are included to the shower niches only.

20. MAIN BATHROOM AND ENSUITE FIXTURES

- a) Shower floor shall be recessed into the main slab and tiled with a Square Tiled Floor Waste.
- b) Shower taps shall be a wall mixer with ceiling mounted shower rose.
- c) Bath tub shall be white freestanding bath 1560mm.
- d) Bath taps shall be a wall mixer with a chrome gooseneck swivel spout.
- e) Vanity Basin/s shall be Diverta 500 Semi Recessed 1th Basin in White.
- f) Basin Tap shall be a basin mixer in Chrome.
- g) Toilet suite shall be a closed couple vitrous china pan and cistern.
- h) Shower screens shall be powdercoated aluminium framed with clear glass to Ensuite, and powdercoated semi-frameless aluminium frame with clear glass to Bathroom.
- i) Vanity Mirrors shall be frameless 900 mm high by full length of vanity to Ensuite, and 900 mm high by full length of wall to Bathroom.
- j) Towel rails shall be 2x Mondella Resonance 5 Bar Plug-in Heated Towel Rails to be Supplied by the Client and Installed by the Builder.
- k) Toilet roll holder shall be chrome.

21. MAIN BATHROOM/ENSUITE CABINETS

- a) Main Bathroom and Ensuite cabinets shall be included, cupboard size and number of doors to be determined by cabinetmaker to optimize the functionality of the bathroom or ensuite.
- b) Handles shall be selected from the builder's standard range.
- c) Doors shall be coloured melamine.
- d) Tops shall be 20mm apron front with 20mm manufactured stone with an aris edge.
- e) Drawers are not included.

22. POWDER ROOM

- a) Toilet shall be not applicable.
- b) Vanity Basin/s shall be not applicable.
- c) Basin Tap shall be not applicable.
- d) Towel ring shall be not applicable.
- e) Toilet Roll Holder shall be not applicable.
- f) Vanity Mirrors shall be not applicable.



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23. LAUNDRY FIXTURES

- a) Laundry tub shall be a cabinetmaker unit and 45L Stainless Insert Tub.
- b) Washing Machine Taps shall be chrome and are located inside laundry cupboard.
- c) Laundry Taps shall be flickmixer.

24. LAUNDRY CABINETS

- a) Laundry cabinets shall be included, cupboard size and number of doors to be determined by cabinetmaker to optimize the functionality of the laundry.
- b) Handles shall be selected from the builders standard range.
- c) Doors shall be coloured melamine.
- d) Tops shall be 20mm manufactured stone with an aris edge.

25. KITCHEN APPLIANCES

Note: Fridge spaces generally suit a fridge that is 100mm narrower than the opening. Manufacturers sometimes recommend side clearances of up to 50mm each side.

The builder will not accept responsibility for fridges that do not fit.

It is the owner's responsibility to review the fridge space. Keep in mind that the floor plans show dimensions to frame, so spaces will be reduced by the thickness of wall linings.

- a) Kitchen sink shall be an 802mm – AFA Double Bowl Undermount Sink with tap mounted from the stone.
- b) Kitchen Tap shall be a chrome gooseneck mixer.
- c) Cooktop shall be excluded.
- d) Oven shall be excluded.
- e) Upright Stove shall be a Smeg 900mm Freestanding cooker with Gas Cooktop and Electric Oven CS9GMXHA to be Supplied by the Client and Installed by the Builder.
- f) Microwave is not included.
- g) Dishwasher shall be a 600mm Freestanding Dishwasher to be Supplied by the Client and Installed by the Builder.
- h) Range Hood shall be an AEG 770mm Integrated Hood DGE5860HM to be Supplied by the Client and Installed by the Builder.
- i) Plumbing to fridge is included and does exclude a pressure valve.
- j) Garbage disposal unit shall be ISC 46 Horsepower Waste Disposal Unit.

26. KITCHEN CABINETS

- a) Kitchen cabinets shall be included, cupboard size and number of doors to be determined by cabinetmaker to optimize the functionality of the kitchen.
- b) Breakfast Bar shall be as as per the floor plans and elevations.
- c) Kitchen overheads shall be included, cupboard size and number of doors to be determined by cabinetmaker to optimize the functionality of the kitchen.
- d) Kitchen tops shall be 20mm manufactured stone with an aris edge.



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e)	Kitchen drawers shall be included, one set of four soft close draws - with cutlery tray to top drawer.	
f)	Kitchen cupboard door handles shall be selected from the builders standard range.	
g)	Kitchen doors shall be coloured melamine.	
h)	Walk In Pantry shall be plasterboard walls, panel door to match other internal doors, four shelves and cabinetry is included as per the plan.	
i)	Bar Fridge and Microwave Tower shall be as per the floor plans and elevations.	
j)	Pot drawers shall be included as per the floor plans and elevations.	
k)	Pull-out Bin shall be Kaboodle 2x27L Side Mount Pull-out Bin W-50532 (to suit 600mm base cabinet) to be Supplied by the Client and Installed by the Builder with a coloured melamine drawer front.	

27. PLUMBING AND GAS

- a) Hot and cold water piping shall be Auspex Pipes.
- b) Gas bayonet and regulator is included for the hot water system, cooktop and future BBQ by owner.
- c) Exterior garden taps are included (Total 3).
- d) Gas supply shall be from bottles. Gasfitting to bottles is included. 2 concrete squares will be provided to site the bottles on. The homeowner will have to open an account with a gas bottle provider and have the bottles delivered to site around the time of handover.
- e) Water heater shall be a reputable brand 26 Litre C/Flow Hot Water System. Water temperature controller is not included. Temperature will be set at the main hot water unit.
- f) Sewerage connection connection allowed for - up to 10 metres from the house to the connection point.
- g) Household Sewage Treatment Plant is not included.
- h) CED tank to be excluded.
- i) Note 1: The Home Owner acknowledges that riser rings maybe required to achieve fall from the house to the system.
If riser rings are required to complete the installation of the system then the Builder will notify the Home Owner as provided for in the contract and the cost of such variation together with a reasonable allowance for overheads and profits shall be adjusted against the contract sum.
Note 2: The treatment plant position is indicative only and may be repositioned to suit the site conditions, providing that all Local Authority and Australian Standard requirements are adhered to.
Note 3: The Site and Soil Evaluation for an Onsite Effluent Disposal System will supersede any other site plan with related information.
- j) Rainwater tanks shall be excluded.
- k) Stormwater line has been allowed to a maximum of 10m. This meterage allowance is from the house to the tank, and from the tank to the overflow dispersion point.



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- l) Water mains piping is included to 10 lineal metres from the house to the connection point.
- m) Stormwater connection shall be included to 2x Front Downpipes of Owner supplied Shed as per Site Plan.

28. ELECTRICAL

This is the standard electrical allowance. A variation will be done to reflect your customised electrical plan.

- a) Connection shall be a 16mm single phase underground to 10 lineal metres .
- b) Overhead Mains and Intermediate Property Pole are not included.
- c) Circuit Breakers are included to lighting and power circuits.
- d) Lights points shall be supplied as per electrical plan in position and number including standard light fittings.
- e) Power points shall be supplied as per electrical plan in position and number.
- f) Telstra line shall be underground to 10 lineal meters.
- g) The number of phone/data points shall be supplied as per electrical plan in position and number.
- h) The number of TV points shall be supplied as per electrical plan in position and number.
- i) Smoke detectors shall be supplied as per electrical plan in position and number.
- j) Alarm system is not included.
- k) Ceiling Fans shall be as per electrical plan in position and number to be Supplied by the Client and Installed by the Builder.
- l) Ceiling fan lights shall be excluded.
- m) Air conditioning shall be a reputable brand 14KW ducted air-conditioning up to 6-8 zones.
- n) A solar energy system shall be excluded.
- o) Exhaust fans shall be supplied as per electrical plan in position and number.
- p) Heat/Light/Fans shall be 2x IXL Tastic Triumph Model 11461 as per electrical plan to be Supplied by the Client and Installed by the Builder.
- q) NBN Pre-wire shall be included but does exclude NBN hardware.
- r) 10mm Sub-Mains and Sub-Board shall be included to Owner supplied Shed as per Site Plan.

29. INSULATION

- a) Exterior wall Insulation is sarking foil to all exterior walls only.
- b) Ceiling Insulation to be RValue 2.5
- c) Insulation to the underside of the roofing material shall be lightweight insulation RValue average of 1.0.



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30. PAINTING

- Interior walls to be painted with low sheen wall paint three coat system (one feature colour allowed)
- Ceilings to be painted with a flat ceiling paint three coat system (one colour).
- Interior trim is to be finished in full gloss.
- Internal doors to be finished in full gloss.
- Bathrooms to be painted with low sheen wall paint. The colour is to match other interior walls.
- External wall painting will be to clad and rendered surfaces.
- Exterior trim and eave linings to be painted.
- Stain and/or varnish to Timber Posts is the responsibility of the owner to maintain after handover. The builder will not be responsible for maintaining the painting of stain/varnish after handover and will only warrant painting defects.

31. FLOOR COVERINGS

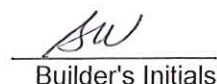
- Carpet is included to the bedrooms and study and is from the Builder's "Sapphire" range.
- Floor tiling shall be to main floor areas including the Entry, Kitchen, WIP, Family, Dining, Hallways, Wet Areas, Porch & Alfresco.
Tiles are to be selected from the tiles on the boards in the Builders showroom.
Feature tiles are excluded.
Floor Tiles are to be a maximum size of 450 x 450mm ceramic tiles (non rectified).
- Clix Laminate Flooring shall be excluded.
- Vinyl flooring shall be excluded.
- Timber Laminate flooring is excluded and is not a product that Stroud Homes will install or warrant.

32. EXTERNAL CONCRETE

- Porch, Patio, Alfresco or Verandah concrete is to be made of grey broom finished concrete and will be poured with the main slab. This is a structural finish only (not a finished surface) and is intended to be tiled or finished at a later date. Tiles are to be included for the Porch and Alfresco areas.
The shape and size of the porch, patio, alfresco or verandah concrete will be as shown on the plans.
The Porch, Patio, Alfresco or Verandah concrete is often marked and chipped in the building process. These marks and chips will be filled, patched or repaired. The fill, patch or repair will be a different colour from the original concrete.
If your home has concrete included and is being built in an area with red dirt – please be aware that the concrete will be marked and stained. It will not be the responsibility of the builder to lift these stains as the concrete will be permanently stained due to the rich soil properties in the soil surrounding your home. We recommend to use exposed aggregate finish or external surface coating that can be



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completed by the client at their own risk after handover.

- b) Driveway is to be made of exposed aggregate concrete. (Salt and Pepper Mix or product of equal quality and cost).
- c) Driveway curb cut out is included
- d) The shape of the driveway will be roughly as per the site plan.
- e) The total area allowed for your driveway is 70.4 square meters.
- f) Paths and Pads shall be exposed aggregate concrete to match the driveway and as per plans.

33. MISCELLANEOUS ITEMS

- a) A standard TV antenna is included (per Builder's preferred supplier). If the signal in your area is too weak for our standard antenna, you will have the wholesale purchase allowance for the standard antenna less travel costs credited.
- b) Clothesline is not included.
- c) Letter box shall be a Brick letterbox to match the house.
- d) Turf is not included.
- e) Window coverings shall be excluded.
- f) Skylights shall be 2x Velux Fixed Skylight M08 Comfort Double Glazing to Kitchen, and a 400mm Tubelight Non-Vented to Ensuite WC as per the plan.
- g) Fence gates are ^{not} included.
- h) Fencing is not included.
- i) Magnetic door stops are included throughout the home excluding Wet Areas – Cushioned Bumper stops are included to the wet area.

34. LANDSCAPING ITEMS

- a) Landscaping is to be completed by the home Owner after handover. Maintenance to prevent soil erosion and silting of spoon drains is the owners responsibility after handover.
- b) Where landscaping is not provided by the builder the natural soils surrounding the home and/or suitable excess soils will be spread and dressed to ensure water drains away from the home as per BCA requirements.
- c) Where landscaping is not provided by the builder the builder will not provide a "landscape ready" finish.

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