



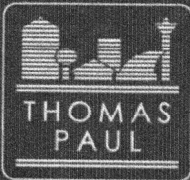
Upgrade Schedule

THE ARGYLE ESTATE - SINGLE DWELLINGS
RUTHERFORD - NEW SOUTH WALES

LOT 81 Beryl Drive Drive - MAITLAND CITY COUNCIL

- ✓ Provide hinged security screen doors to front and rear entry laundry door, where applicable and drawn.
- ✓ Provide & Install ducted air conditioning system with day / night zoning to suite dwelling design
- ✓ Provide and install upgraded front feature door in lieu of standard inclusion
- ✓ Provide alfresco under main roof with decorative spray finished concrete floor
- ✓ Provide additional floor tiling (square pattern) as per attached footprint
- ✓ Provide & Install slimline water tank where shown on plan drawings
- ✓ Provide & lay reconstituted Stone kitchen benchtop together with soft close kitchen drawers & cupboards to dwelling
- ✓ Provide and install LED downlights throughout dwelling

page 1 / 2




LOT 81 Beryl Drive


pages 2 / 2

- ✓ Provide and install LED ceiling light fans to bedrooms
 - ✓ Provide & install mirror sliding doors to bedroom robes as drawn
 - ✓ Provide & install window roller blinds throughout in lieu of standard inclusion of verticals
 - ✓ Provide and install Brushed Satin Chrome lever door sets throughout internal only , in lieu of standard specification of round
 - ✓ 25 year special Structural Guarantee as included
 - ✓ Provide & install waterproof double power point to alfresco areas
 - ✓ Provide & install metal / colourbond roofing in lieu of standard specification of tile
-
- ✓ Provide & install a separate open carport as per the design shown with metal roof over and guttering to match main dwelling
Corner posts, pitch roof are included - There are no external walls

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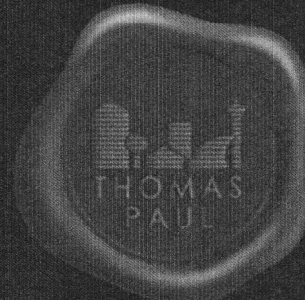
Structural Guarantee
WARRANTY CERTIFICATE



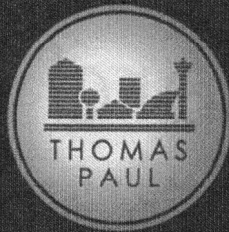
Renowned as the Central Coast, Lake Macquarie and the Hunter's leading, complete turn-key quality homebuilder, Thomas Paul are proud to provide a 25 Year Structural Guarantee with your new home.

This 25 Year Structural Guarantee is a special warranty that applies to homes under contract, which have exchanged after 1st May 2020, and is part of our commitment to minimising the risks and unnecessary stress involved in purchasing a new home. For the next 25 years, enjoy the peace of mind, knowing that you made the right decision, choosing to build a Thomas Paul home.

This warranty will protect your home from structural defects for 25 years after the date of your Occupation Certificate. It covers the foundation systems, concrete or strip footings, load-bearing brickwork, structural timbers and steel in walls, or roof frame.



Please note: This special 25 Year Structural Guarantee is offered to customers of Thomas Paul Constructions on all contracts signed after 1st May 2020 and is not transferable to future owners of the property. Please see over for full terms and conditions.



25 year Structural Guarantee Terms and Conditions

Structural Guarantee

Thomas Paul Constructions has been building quality homes in the Hunter & Central Coast regions since establishment in 1987. We have remained diligent in our commitment to excellence in design, construction, quality and customer care.

This guarantee is given in addition to any guarantee, statutory insurance or home-builders liability scheme in Australia and is subject to the terms below. The 25 Year Structural Guarantee is specific to the initial purchaser and is not transferable to new owners of the home.

Warranty Period

The 13 weeks after your home is completed is called the "Defects Liability Period". It is considered normal in newly constructed homes to have minor items arise, and they can be due to the building movement, settlement, normal wear and tear, or lack of maintenance.

At the end of the 13 week period, the builder is required to rectify and/or replace items which may have become defective due to building moving or settling, taking into consideration any manufacturer warranty.

Thomas Paul Constructions is proud to offer our customers a twelve month "Defects Liability Period" which enables your house to settle completely over the four climatic seasons.

Minor cracks

It will take up to 12 months for your new home to settle onto its new environment. Depending on the prevailing climatic conditions, this settlement will become evident as minor cracking to the flexible internal junction walls and the intersection of cornices to both walls and ceilings occur. Movement due to shrinking may evidence itself through minor hairline cracking. For this reason minor cracks are not covered by this warranty agreement.

Thomas Paul Constructions' responsibility

We will rectify at our cost the structural failure of any of the following:

Foundation systems, concrete and or strip footing pursuant to the Building Code of Australia and all relevant Australian Standards including AS 2870, Appendix B

Structural failure is defined as 'Damage Category 3' or higher (AS 2870) for a structural failure to exist

Structural timbers and steel in wall or roof framing where structural failure is defined pursuant to the Building Code of Australia and all relevant Australian Standards including AS 1684.

Load bearing brickwork where structural failure is defined pursuant to the Building Code of Australia and all relevant Australian Standards including AS 4773.

Detailed information about Australian Standards (AS) can be found by visiting the Standards Web Shop at www.saiglobal.com.au. (info@saiglobal.com/store/ and search for the relevant Standards)

Your responsibility

You are required to maintain your own home in accordance with the documents provided to you as part of your building contract documentation and the CSIRO guide - Foundation Maintenance and Footing Performance: A Homeowner's Guide provided at settlement. If you do not do so, this will void your 25 Year Structural Guarantee.

Exclusions

This guarantee does not apply in the following circumstances:

- > Any loss arising from non-compliance with your responsibilities outlined above
- > Site conditions that are experienced post settlement that are outside of our control
- > Damage caused by storms, fire or flooding
- > Damage caused by trees growing near the footing of your home
- > Fair wear and tear
- > Misuse or neglect
- > Minor cracking (as defined in AS2870 Appendix B)
- > Failure to follow the site maintenance guidelines provided by us including but not limited to establishing appropriate landscaping and drainage and maintaining the termite prevention treatment program for your home
- > Any renovations, additions or other structural changes (including significant landscaping and pools) undertaken to the home post settlement

For the avoidance of doubt this structural guarantee does not cover items of a non-structural nature such as any marks or scratches to bench tops, vanities etc.

Who is eligible to make a claim under the 25 Year Structural Guarantee?

The initial purchaser of any home constructed by us where the claim is made no later than 25 years after the date of the Occupation Certificate. The 25 Year Structural Guarantee is not transferable.

A copy of the 25 Year Structural Guarantee is bound into your Building Contract for easy reference.

How to make a claim?

To make a claim under this guarantee, you are required to outline your request in writing and send it to us via post at 9 Reliance Drive Tuggerah NSW 2259 or email to: maintenance@tpca.com.au.

Upon receipt of your claim:

We will review your request and inspect your property to determine whether there is a structural failure that meets the requirements of this guarantee.

We will respond in writing to you and outline the outcome of the assessment.

Where the structural failure meets the requirements of this guarantee, we will commence rectification works within a reasonable period of time at our cost.

Our goods come with guarantees that cannot be excluded under the Australian Consumer Law. You are entitled to a replacement or refund for a major failure and for compensation for any other reasonably foreseeable loss or damage.

You are also entitled to have the goods repaired or replaced if the goods fail to be of acceptable quality and the failure does not amount to a major failure.

Where we are responsible and capable of repair, we will repair the goods. Where it is not capable of repair, we will replace the goods to the extent necessary to rectify the structural failure.

With regard to this guarantee 'goods' refers to the structural elements of a home as referred to under the heading 'Thomas Paul Constructions' responsibility'.

Where it is determined by us that there is no structural failure or that the structural failure does not meet the requirements of this guarantee (e.g. it has been caused by one or more of the items listed in the exclusion section of this document), then all rectification costs will be borne by you.



NSW Standard Inclusions

Site Preparation

- > Site clearance and preparation
- > Bulk earth works over affected area of site to achieve necessary levels, up to and including 1 metre of fall on the original site.
- > Remove existing trees & rubbish

Building Works

- > Engineered designed concrete waffle pod slab
- > Dropped Edge beams where applicable
- > Under slab piling where applicable
- > Under slab plumbing
- > Under slab drainage
- > Termite protection

Columns

- > Brick Columns - from nominated supplier
- > Brick Piers - from nominated supplier

Staircases

- > Internal step/steps to garage (if applicable) where drawn

Roof

- > Timber truss roof framing
- > Preselected Concrete roof tiles, from nominated supplier including angles and intersections bedding and pointing
- > FC soffits including paint finish
- > Insulation for thermal protection - R1.5 medium external walls R3 ceilings
- > Fascia / barge board
- > Colorbond fascia & gutter, downpipes to painted UPVC connected to rainwater tank and stormwater drainage system

External Walls

- > Preselected Brick Veneer Wall from nominated supplier
- > Preassembled wall frames and trusses
- > Preselected coloured mortar and joint finishes
- > Single skin brick wall
- > Preselected lightweight feature walls where shown on plan

Windows

- > Preselected coloured aluminium window framed glazed windows and sliding doors from nominated supplier
- > Insect screens to all openable windows
- > Keyed window locks
- > Quality roller blinds to all clear glazed windows & family sliding door

External Doors

- > Single door with side panel included frame, hardware and painted
- > Single door including frame, hardware (where drawn) and painted
- > Security door to external glass slider from nominated supplier
- > Automatic electric panel lift door with remotes (Where Drawn)
- > Obscured glass to entry frame sidelights if applicable
- > Provide & Install draught excluders to front & rear laundry doors
- > External garage access door (steel frame suitable for painting - if drawn)
- > Quality entry door knobs and deadlocks keyed alike to front and rear laundry doors

Internal Doors

- > Single door including frame,

hardware and painting

- > Single sliding door including frame, hardware and painting (where drawn)

Internal

- > Stud framed walls
- > Wall insulation for thermal protection R1.5 Batts
- > Plasterboard/Villabond walls & ceilings with 90mm cornice
- > Hinged swing flush panel internal doors (suitable for painting) with door stops (cavity sliding door only if drawn)
- > Skirtings & architraves are pencil round pine suitable for painting
- > Two coats of premium grade washable wall paint
- > Mirrored sliding doors to built-in wardrobes in bedrooms (excludes walk-in-robos)
- > Hinged swing flush panel doors and white melamine (low maintenance) shelving to linen closet

Internal Screen

- > Shower screens (including doors) to main bathroom
- > Shower screens (including doors) to ensuite (if applicable)

Wall Finishes

- > Plasterboard wall lining
- > Paint finish to wall linings
- > Ceramic wall tiling to kitchen splash back
- > Ceramic wall tiling 2000 mm in shower recess to bathroom Ceramic wall tiling 2000 mm in shower recess to ensuite (if applicable)
- > Waterproofing to wet areas
- > Tile splashbacks above bath & vanities
- > Dado height wall to bathroom where applicable
- > Skirting tiling to bathroom, ensuite & laundry (if applicable)

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Floor Finishes

- > Carpet floor coverings to bedrooms, lounge, dining, family room & hallways (if applicable)
- > Ceramic Floor tiling to bathrooms, ensuites, laundry, kitchen & entry (if applicable)
- > Waterproofing to all wet areas
- > Decorative spray finished concrete driveway & paths
- > Plain concrete floor to garage

Ceiling Finishes

- > Plasterboard ceiling
- > Paint finish to ceiling

Fitments - Kitchen

- > Preselected laminated pvc edge cupboard door fronts with pantry, fridge space.
- > Dishwasher space and reconstituted stone benchtop
- > Preselected Stainless steel recirculating rangehood
- > Preselected Stainless steel cooktop
- > Preselected Stainless steel fan forced underbench oven
- > Preselected Stainless steel dishwasher
- > Extensive overhead cupboards and shelving (no bulk heads)
- > Melamine fully lined kitchen adjustable cupboard shelving
- > 1 & 1/2 bowl Stainless steel sink (1200mm long)
- > Quality water conserving chrome flickmixer to sink
- > Corner cupboards with folding doors if applicable
- > 600 mm drawers (if possible) with cutlery tray to top drawer
- > Metal draw runners

Fitments:- Bathroom/Ensuites

- > Stylish gloss white Vanity Units with moulded top & basin
- > Preselected shower frame with pivot or sliding doors with clear laminated glass
- > Quality white 1500mm acrylic bath
- > Quality water conserving tapware with handles & flanges
- > Quality towel rails, towel rings &

- > toilet roll holders to bathroom & ensuite (if applicable)
- > Multi-directional shower rose heads rating of 3 Star
- > Soap holders (where applicable)
- > Water conserving dual flush white cistern & pan
- > Framed mirror over vanities
- > Quality Preselected internal door knobs & privacy locks to bathroom & ensuite (if applicable)

Fitments:- Bedroom 1

- > Quality preselected door knobs with privacy locks

Fitments - Laundry

- > 35 (Min) Litre white trough with suds by-pass and cabinet under
- > Preselected water conserving tapware - handles & flanges minimum 3 star rating

Electrical - Safety

- > Single phase meter box with automatic circuit breakers and earth leakage safety switch including connection fee
- > White light switches adjacent to doors
- > Generous number of double power points throughout the house
- > Internal & external quality light fittings
- > Hard wired smoke detectors with battery backup
- > Exhaust fans to ensuites & bathroom & separate toilet if drawn (if applicable)
- > Two prewired TV points
- > TV aerial with booster (if required)
- > One telephone point
- > Hot water system to comply with basix certificate

General

- > 25 Year structural guarantee to protect your investment
- > Builders all risk insurance
- > Free 3 month maintenance warranty
- > Pest control treatment to comply with AS codes

- > Plan drawings Fees
- > Engineers Drainages Fees
- > Council lodgement Fees
- > Geotechnical Fees
- > Goods & Services Tax (GST)

Other External Works & Services

- > Site investigation and test bores for geotechnical reports
- > Rock excavation (if applicable)
- > Treated Pine retaining wall and other necessary structures (only if drawn)
- > Statutory Authorities charges contributions
- > Rural Bushfire Assessment and build costs in BAL fire zone

Landscaping

- > Covenants pending fencing to the building alignment only with block off and side gate (The builder reserves the right to recover any neighbour contributions under the dividing fencing act)
- > Turfing, trees and native shrubs
- > Letterbox & clothesline pending land covenant
- > Front & rear garden taps
- > Above ground polyethylene water tank to comply with basix certificate requirements

Certifications

- > Termite Treatments
 - ✔ BCA Requirements
- > Smoke Alarms
 - ✔ BCA Requirements
- > Electrical
 - ✔ BCA Requirements
- > Insulation
 - ✔ BCA Requirements
- > Glazing Windows/Doors
 - ✔ BCA Requirements
- > Waterproofing
 - ✔ BCA Requirements
- > Flammability
 - ✔ BCA Requirements

Revised - 10-06-2022

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