Docusign Envelope ID: 3237AD7E-CD01-8C96-8241-8122E46B40E4

EXTERNAL SELECTIONS SCHEDULE

HOUSE of COLOUR | FOWLER HOMES

Job Number: 25-1048 **Date:** 15/05/2026
Issue: 3
Client: Mr Le Hoang & Mrs Sook Moon
Address: Lot 18, 91 Windsor Road, PADSTOW NSW 2211, AUSTRALIA

INCLUSION DESCRIPTION	PRESTIGE INCLUSIONS			
	CONSULTANTS NAME	ATTENDED TO PCV	DATE	NOTES
ISSUE # 1	ANASTASIA	FORMAL TENDER AGREEMENT + SK5 PLANS	13/03/2026	PREPARE EXTERNAL SELECTIONS
ISSUE # 2	ANASTASIA	EXTERNAL CONSULTATION	16/03/2026	EXTERNAL CONSULTATION
ISSUE # 3	ANASTASIA	TV2	15/05/2025	TV2 SIGNED

KEY NOTES
TENDER ITEMS & PCV ITEMS BEFORE INTERNALS
STANDARD INCLUSION & PROMOTIONAL ITEMS
ACCEPTED UPGRADE VARIATIONS

EXTERNAL SELECTIONS

BRICKWORK

	Range	Selection	Colour	Notes
Main House Bricks	PGH Brick Range	Dark and Stormy	Zephyr	
Joints	Ironed	Off White		

INITINAL: _____ _____

Docusign Envelope ID: 3237AD7E-CD01-8C96-8241-8122E46B40E4

APPLIED FINISHES / CLADDING / FAÇADE FEATURES

	Selection	Finish	Colour	Notes
Applied Finish	Acrylic Render	Painted	Monument	**Standard Inclusion**
Cladding 1	James Hardie Stria 325mm Wide Horiztonal Cladding	Painted	Monument	**Standard Inclusion**
Cladding 2	James Hardie Axon Smooth 400mm Vertical cladding	Painted	Monument	**Standard Inclusion**

INITINAL: _____ _____

ROOFING

	Selection	Range	Colour	Notes
Metal Roof	Colorbond		Bluegum	

INITINAL: _____ _____

FASCIA / GUTTER / DOWNPIPES / WATER TANK

	Selection	Colour	Notes
Gutter	Colorbond	Monument	**Standard Inclusion**
Fascia	Colorbond	Monument	**Standard Inclusion**
Barge	Colorbond	Monument	**Standard Inclusion**
Barge Capping	Colorbond	Monument	**Standard Inclusion**
Parapet Capping	Colorbond	Monument	**Standard Inclusion**
Transitional Flashing	Colorbond	Monument	**Standard Inclusion**
Downpipes - Round	PCV Painted	Monument	**Standard Inclusion**
Whirly Birds	Colorbond	Monument	**Standard Inclusion**
Water Tank	Colorbond	Monument	**Standard Inclusion**

Docusign Envelope ID: 3237AD7E-CD01-8C96-8241-8122E46B40E4

Meterbox	Colorbond	Monument	**Standard Inclusion**
Eave Soffits	Painted	Taubmans Elusive White NH29	**Standard Inclusion**

Docusign Envelope ID: 3237AD7E-CD01-8C96-8241-8122E46B40E4

INITINAL: _____ _____

EXTERNAL DOORS / GARAGE DOORS / DRIVEWAY / PATIO

	Selection	Finish	Colour	Notes
Entry Door	Corinthian 2340mm High x 1200mm Wide American White Oak AWO WS 19H	N/A	Johnstones Porterhouse Gloss	**Standard Inclusion**
Entry Door Handle	Gainsborough Oblong 600mm Back to Back Pull Handle Dual Pack Set in Matte Black (OBL600PHMB) including Gainsborough Neue Smooth Square Double Cylinder Deadbolt in Matte Black (1851SMMBV)		Matte Black	**TV2, Item 10**
Front Garage Door	Dynamic Doors - 2400mm High	Woodgrain/Flatline	Night Sky	**Standard Inclusion**
Garage Floor	Epoxy Flake System	Base: Dark Grey	Flake: New Café Black	**Standard Inclusion**
Laundry Door	Aluminium Hinged Door 2400mm High		Black	**Standard Inclusion**
Laundry Handle	Aluminium Hinged Locking Door Handle		Black	**Standard Inclusion**
Bathroom Door	Corinthian 2340mm High x 920mm Flush Entrance	Painted	Bluegum	**Standard Inclusion**
Driveway	*By client after handover*	*By client after handover*	*By client after handover*	
Crossover	*By client after handover*	*By client after handover*	*By client after handover*	

INITINAL: _____ _____

EXTERNAL METALWORK / WINDOWS / DOORS / SLIDING DOORS / FLYSCREENS

	Selection	Finish	Colour	Notes
External Balustrade	Vertical Square posts with Square Handrail (SVR-02)	Powdercoated	Black	**Tender Additional Site Costs, Item 11**
Awnings	Aluminium Awning Windows	Powdercoated	Black	**Standard Inclusion**
External Doors & Stacker Doors	2400mm High Aluminium	Powdercoated	Black	**Standard Inclusion**

Windows	Aluminium Windows	Powdercoated	Black	**Standard Inclusion**
Flyscreens	Aluminium Powdercoated Flyscreen	Nylon Mesh	Black	**Standard Inclusion**

INITINAL: _____ _____

House of Colour Selections Terms & Conditions

Fowler Homes takes no responsibility for the following:

Possible variations due to manufacture, colour, size and natural / environmental product variance of materials and goods including any selection of dark paint colours to external timber, timber doors and cladding which has the potential to warp, bow and distort. Carefully consider the maintenance and upkeep required for dark coloured and stained exteriors before choosing this option as it will be the owner's responsibility to maintain or repair the affected area. Slurry face bricks are coloured with an applied finish, therefore delivery, laying and cleaning can result in some removal of the face colour and exposure of the brick body beneath.

Should Laminate/Floating Floors be selected expansion joints are essential. Floating floors expand and contract with temperature and moisture changes which can cause cupping or warping.

Should floor coverings be completed by owner after handover. Owner is to provide Fowler Homes details of the finish thicknesses of chosen products no later than signing off on this document and no changes are to be made after confirmation. These dimensions are critical as it affects the kitchen, stairs and any joinery fit out that may be included, also compliance with Australian Standards and NCC. Failure to adhere the above, Fowler Homes will take no responsibility.

Changes made in Third-Party Appointments will be amended and reflected in this document at a later date and prior to construction. This schedule currently reflects the accepted variations in your Selections with House of Colour and requires to be signed at the time of issuing.

All drawings are for illustrative purposes and should be used as a guide only, it is the client's responsibility to confirm working drawings. Colours printed in our marketing brochures may vary from actual samples. Fowler Homes reserves the right to amend or substitute the colours without notice. Fowler Homes reserves the right to revise plans, specifications, prices and use alternative suppliers without notice or obligation.

One appointment has been allocated per selection e.g., House of Colour Internal Selection, Kitchen, Electrical, Air-conditioning and Tiling. No additional appointments will be permitted. No further changes will be allowable in Pre-Construction and or Construction phase after Selections have been formalised. Alterations made after completing and signing of this Colour Selection document and or Third-Party appointment selections, will incur an administration fee of $1,500.00 per new price only request which will be added by variation.

Selection Appointments require 48 hours' notice should an unforeseen circumstance arise requiring you to re-schedule, at our next earliest available date. Should you not attend your scheduled appointment or not provide 48 hours' notice then an administration fee of $2,500.00 may apply.

I/We hereby accept this Colour Selections document. I/We acknowledge that the terms and conditions within this document have been fully explained.

Please sign and date below to indicate that the information is correct and that you have read and understood this document

Client: Mr. Son Le Hoang

Client Signature:

Date: 22/5/2026