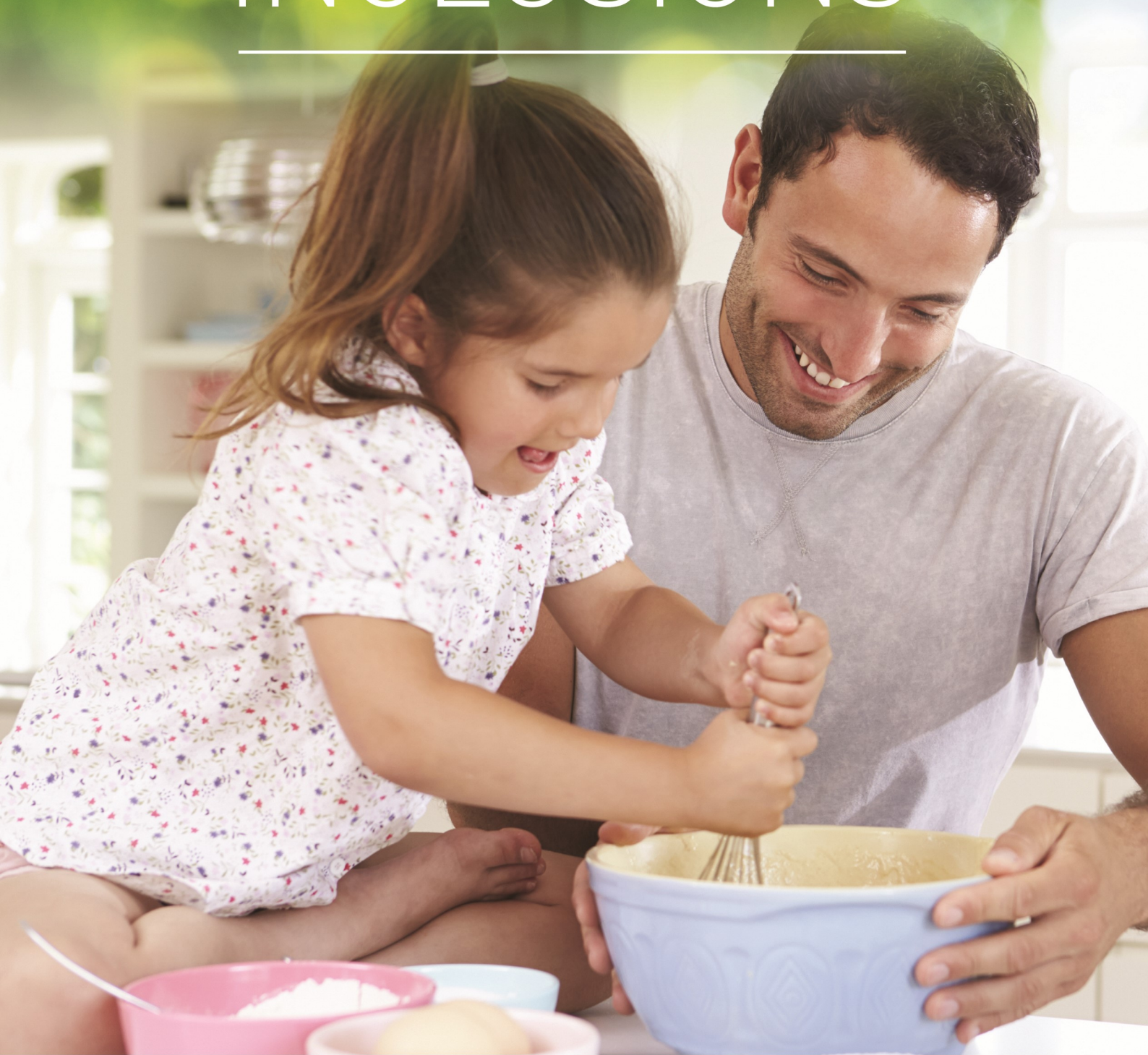


STANDARD INCLUSIONS



All Stroud Homes are pre-priced with standard inclusions to take the guesswork out of building. You know upfront exactly what your home will look like and how much it will cost. Our quality range of fittings, colours and finishes is so extensive, your home will look and feel anything but standard.

 **STROUDHOMES**
Feels like home

 1300 886 325

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INCLUDED

HIGHLIGHT INCLUSIONS

- Stainless steel freestanding cooker
- Stainless steel rangehood ducted to eave
- Stainless steel dishwasher
- Soft close kitchen drawers
- Piering included ("P" sites excluded)
- Split System A/C unit
- Frameless mirrors standard
- Front entry door from Hume "Savoy" range
- Flyscreens to all windows
- Flyscreens to sliding doors
- Structural porch and alfresco
- Clothesline
- TV antenna
- Standard light fittings included
- Quality kitchen with stone tops

GENERAL INCLUSIONS

- Building fees for CDC, levies and insurance (included)
- Full standard BASIX package (Tank and Insulation)
- Internal and external builders clean (included)

LANDSCAPE

- Letterbox and clothesline (wall mounted)
- Basic turf and fencing

SITE PREPARATION AND FOUNDATIONS

- Engineer's soil investigation and slab design (included)
- Siteworks included (500mm fall - concrete pump included)
- Foundation allowance ("H2" type soil)

STRUCTURAL AND EXTERNAL

- Builders range of face brick or EIFS render panels
- Timber frames or metal frames (builders choice)
- TV antenna
- Wall mount clothesline
- Wind rating (n3)
- External garden taps (2)
- Verandah / patio / porch - concrete (included / poured with house slab)
- Hot water system (instant gas 26lt / mc / flow)
- Termite treatment (as per Australian standards 3660.1)
- Up to 5000lt Water tank- or as required to fulfil BASIX

LAUNDRY

- Tapware
- Laundry tub - 45 litre stainless steel bowl / metal cabinet
- Tiled splashback

DRIVEWAY

- Up to 60m² of grey broom finish concrete driveway

PERFORMANCE





INCLUDED

KITCHEN

- Stainless steel freestanding cooker
- Stainless steel rangehood ducted to eave
- Stainless steel dishwasher
- Builders range Quartz benchtops 20mm
- Kitchen mixer - gooseneck mixer (chrome)
- Kitchen sink - 1^{3/4} or double bowl stainless steel
- Tiled splashback
- Cupboards and doors - Polyurethane or laminate
- Drawers - see our detailed kitchen plans
- Overhead cupboards - see our detailed kitchen plans

BATHROOM, ENSUITE AND WC

- Tapware – chrome flick mixers
- Toilet – ceramic with soft close seat
- Full vanity units
- Quartz benchtops 20mm
- Vanity mirror - 600 mm high x full length vanity
- Shower - recessed - tiled - includes soap holder
- Shower screens - clear glass
- Towel rail - 600mm double & WC holder in chrome
- Bathtub - white acrylic or free standing (builders choice)
- Ceiling mounted shower rose or rail and hose shower rose

PLUMBING AND DRAINAGE

- Sewer line allowance
(10 meters from house to connection point)
- Storm water line allowance
(10 meters from house to connection point)
- Mains water line allowance
(10 meters from house to connection point)
Polybutylene water lines for internal plumbing
- 150mm gutters

ELECTRICAL

- Underground 16mm² single phase power
(10 meters from house to connection point)
- Telephone cable allowance
(10 meters from house to connection point)
- Internal power points - as per plan
- Light points & fittings - as per plan
- TV points - as per plan
- Telephone points - as per plan
- Earth leakage circuit breakers
(2 included - power and lighting circuits)
- Smoke detectors - as per plan
- Clipsal Airflow exhaust fans to ensuite and bathroom



STANDARD INCLUSIONS



INCLUDED

INTERNAL

- Internal door furniture - Satin Chrome
- Skirting - painted timber (66mm x 11mm)
- Architraves - painted timber (66mm x 11mm)
- Cornice - 90mm cove
- Plaster lined garage
- Wet areas walls - 6mm villaboard
- Ceiling heights - as per plan
- Ceiling / roof insulation- as required to fulfil BASIX
- 450mm ceramic floor tiles to main floors
- Carpet to bedrooms and media rooms with 10mm underlay

ROOFING

- Fascia and gutter - Colorbond
- Roof pitch - as per plan
- Roof material - Colorbond
- Roof insulation - as required to fulfil BASIX
- Eave width - as per plan

ROBES AND LINEN CUPBOARDS

- Built-in robes - white melamine shelf with hanging rail
- Pantry and linen - 4 shelves, 2 Shelves
- Broom cupboard - top shelf

PAINTING

- Professional paint system throughout the home
- Skirting, architraves, and doors - gloss

WINDOWS, DOORS AND LOCKS

- Front door - choose from our standard range
- Front entrance lock - Satin Chrome
- Sliding doors and windows
- Internal doors - flush panel doors
- Garage door - panel lift with 2 remote switches