



Fully Loaded 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.

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 **STROUD**HOMES
Feels like home

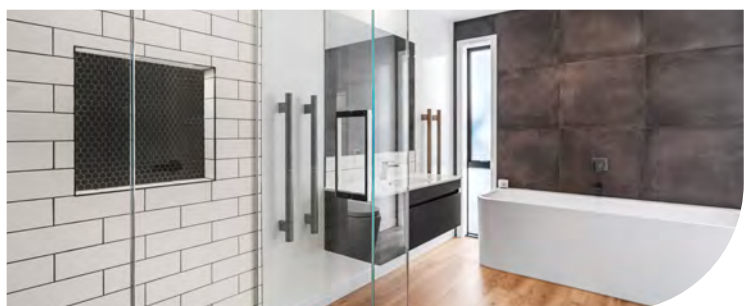
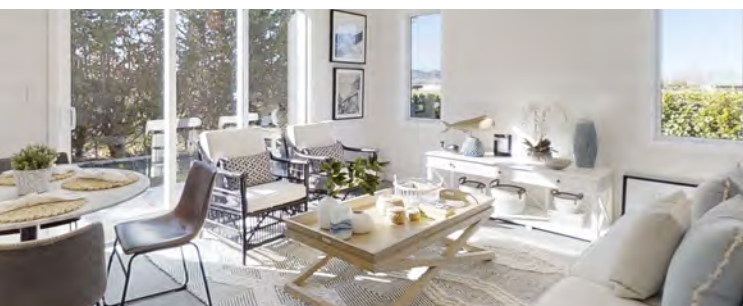


Highlight Inclusions

- 900mm Westinghouse stainless steel freestanding oven with gas hob
- 900mm Westinghouse stainless steel rangehood or built in rangehood, vented to exterior
- Westinghouse stainless steel dishwasher
- Soft close to all kitchen cupboards and drawers
- Bulkheads above the overhead cupboards
- Independent handover inspection
- Frameless mirrors
- Aluminium front entry door
- Floor coverings
- Colour consultation relating to all aspects of the home
- Standard light LED fittings throughout, as per plan
- Home heating - 2 Hi-Wall Heat Pumps (1 in living and 1 in master bedroom)
- Double glazed aluminium sliding doors and windows, compliant with local H1 standards.

General Inclusions

- Internal and external builders clean with all rubbish removed from site
- Colour consultation relating to all aspects of the home
- Independent handover inspection



Site Preparation & Foundations

- Engineer's soil investigation and slab design
- Earthworks included, level to 500mm fall

Structural & External

- Cladding and external paint
- Treated H1.2 internal framing, external framing and trusses
- Wall mount clothesline - single fold down
- External taps (2)
- Patio / porch / alfresco concrete included
- Hot water system - 26L gas continuous flow

Laundry

- Laundry tub - built in lower cabinetry with bench top and 45 litre stainless steel sink
- Tiled splashback

Driveway & Footpath

- 60m² of grey concrete for driveway or footpaths



Kitchen

- 900mm Westinghouse stainless steel freestanding oven with gas hob
- 900mm Westinghouse stainless steel rangehood or built in rangehood, vented to exterior
- Westinghouse stainless steel dishwasher
- 20mm engineered stone benchtops
- Kitchen tap - sink mixer (chrome)
- Kitchen sink - 500mm undermount single bowl stainless steel
- Tiled splashback - up to bottom of kitchen cupboards and bulkheads
- Cupboards and doors - melamine laminated with 1mm laser edge
- Soft close to all kitchen cupboards and drawers
- Drawers, see our detailed kitchen plans
- Overhead cupboards, see our detailed kitchen plans
- Pantry - white melamine shelves and/or benchtop as per plan
- Bulkheads above the overhead cupboards

Electrical

- Underground single phase power (up to 10 meters from house to connection point)
- Data connection allowance (up to 10 meters from house to connection point)
- Home heating - 2 Hi-Wall Heat Pumps (1 in living and 1 in master bedroom)
- Internal power points, as per plan
- Standard LED light fittings throughout, as per plan.
- TV points, as per plan
- Data points, as per plan
- Smoke detectors, as per current requirements
- Extractor to bathroom and ensuite, vented to exterior
- Outdoor lighting as per plan

Plumbing & Drainage

- Sewer line allowance (up to 10 metres from house to connection point)
- Storm water line allowance (up to 10 meters from house to connection point)
- Mains water line allowance (up to 10 meters from house to connection point)
- High quality plumbing system for internal plumbing
- 135mm coloured metal fascia & spouting

Bathroom, Ensuite & WC

- Tapware - chrome flick mixers
- Toilet - back to wall suite with soft close lid
- Vanity - Newtech Brookfield wall hung, size as per plan
- Frameless vanity mirrors - 900mm high x full length vanity
- Shower - recessed with floor to ceiling tiles, includes 400mm x 400mm shower niche
- Shower screens - frameless glass screen with hinged door
- Heated towel rail with 7 bars
- Extractor to bathroom and ensuite, vented to exterior
- Bathtub - white fibreglass back to wall bath with chrome bath spout, size as per plan
- Slide shower - single waterrail shower

Windows, Doors & Locks

- Aluminium front entry door
- Front entrance digital door handle and lock
- Double glazed aluminium sliding doors and windows compliant with local H1 standards.
- Internal doors - vertical grooved (HAG11)
- Garage door - Steel sectional door with door opener package



Robes & Linen Cupboards

- Built-in robes - white melamine shelf with hanging rail
- Broom cupboard - top shelf
- Linen cupboard - white melamine shelves as per plan

Internal

- Internal door furniture - lever door handles
- Skirting - 90mm
- Architraves - 60mm
- Choice of cornice or square stop
- GIB lined garage
- Wet areas walls, 10mm GIB Aqualine
- Ceiling heights, as per plan
- Insulation as per New Zealand Building Code

Guarantees

- 10 year structural and weather tightness guarantee
- 12 month maintenance guarantee

Flooring

- Carpet to bedrooms and media room as per standard builders range
- 600mm x 600mm floor tiles to bathrooms and laundry
- Choice from standard builders range of ceramic floor tiles, laminate, or carpet to main floor areas

Painting

- High quality 3 coat paint finish throughout
- Skirting, architraves and doors in semi-gloss
- Semi gloss Aquanamel to bathrooms

Roofing

- Long run steel roof
- 135mm coloured metal fascia & spouting
- Roof pitch, as per plan



Photos are for illustrative purposes only and may have representations of fixtures and upgraded items not included in the Fully Loaded Inclusions of Stroud Homes. Subject to change. Current as at July 2025.

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