





RIDGE HOMES

INCLUSIONS

*single storey*



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INCLUSIONS - SINGLE STOREY

## KITCHEN

- *Stainless steel gas cooktop 600mm*
- *Stainless steel electric under bench oven 600mm*
- *Stainless steel canopy range hood 600mm*
- *Stainless Steel Dishwasher including all connections*
- *1-3/4 Stainless Steel Sink*
- *Sink mixer (Stainless Steel)*
- *Laminate benchtops*
- *Laminate base cabinets and overhead cabinets. (as per working drawings)*

## BATHROOM & ENSUITE

- *Semi Inset Basin with pop up waste*
- *Showers – Semi framed clear glass pivot door on a tiled shower base*
- *Acrylic inset bath*
- *Close Coupled soft close toilet suite*
- *Polished edge mirrors above vanity benchtops*
- *Mixer tapware, shower head & bath wall outlet (Round)*
- *Laminate bench tops & cabinets (as per working drawings)*
- *600mm Single Towel Rails to Ensuite & Bathroom*
- *Toilet Roll Holders to WC and Ensuite (Round)*
- *Exhaust fans to Ensuite & Bathroom*

## FLOOR COVERINGS

- *Builders range category 1 carpet complete with 7mm foam underlay to all Bedrooms, robes & Lounge. Note. Lounge is plan specific.*
- *Laminate flooring to Entry, Entry Hallway, Kitchen, Meals, Family & passage including linen cupboard*
- *Floor tiles to Ensuite, Bathroom, WC & Laundry*
- *Wall tiles to Kitchen, Ensuite, Bathroom & Laundry*
- *Skirting tiles to Ensuite, Bathroom, WC & Laundry*

## EXTERNAL

- *Builders range Category 1 bricks to dwelling and garage*
- *Façade as per working drawings (Notion, Nightington, Regency)*





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## LAUNDRY

- *Stainless steel trough and metal cabinet 45lt*
- *Mixer tapware & Washing machine stops*

## ELECTRICAL

*(As per working drawings)*

- *TV points, phone point & smoke detectors*
- *Power points*
- *Internal & external Batten light point(s) including front porch*
- *TV antenna*

## HEATING & COOLING

- *Gas ducted heating (unit in roof space)*
- *Split system cooler located in family room*

## WINDOWS AND EXTERNAL DOORS

- *Front door – with Deadlock + lever handle to front door (as per working drawings)*
- *Aluminium windows including window locks*
- *Provide nylon mesh flyscreens to all openable aluminium windows and sliding doors. Note. Flydoor not included to front entry door or Laundry door (if applicable)*
- *Entrance set to all other external doors & garage internal access door*
- *Block-out roller blinds to all windows and external sliding doors*
- *Brick infills to all windows and doors (design specific)*

## GARAGE

- *Sectional lift up door to front including remote control unit*

## CEILINGS

- *2440mm (Overall Plate) standard ceiling height*





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## HOT WATER SERVICE

- Solar hot water unit with 200L tank with 20L instantaneous gas booster (for non recycled water estates)

## ROOFING

- Metal Roof – Selection from builder's range
- Metal fascia and gutter

## FIXING

- 67mm MDF square dressed skirting and 42mm square dressed architraves
- Hinged flush panel doors
- Gainsborough lever passage sets and dummy handles
- Hinged flush panel doors to linen & build in wardrobes

## PLASTER

- Cornice – 75mm cove

## PAINT – 2 COAT SYSTEM

- Low sheen acrylic to external timber work
- Low sheen acrylic to internal walls
- Flat acrylic to ceiling
- Gloss finish to internal wood work
- Gloss finish to front entry and internal door







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### DRIVEWAY

- Colour through concrete driveway & front porch up to 35m<sup>2</sup> (as per working drawings)

### LANDSCAPING & FENCING

- Front & rear landscaping as per developers guidelines (if required) including wall mounted clothesline & mailbox
- Fencing as per developers guidelines (if required) including winged fencing & P/A gate

### FOUNDATIONS

- Class M concrete slab

### CONNECTION

- Connection of services (water, gas, electricity, sewer, telephone conduit & stormwater) based on 500m<sup>2</sup> blocks with less than 300mm fall, 5m setback & maximum of 12m run of services. Does not include Energy and telephone consumer account opening fees.

### TERMITE

- Part A Slab penetration system & Part B Slab Spray

### STRUCTURAL

- 7-year structural guarantee (conditions apply)

### ENERGY

- Minimum 6-star energy rating

### QA INSPECTION

- Independent quality assurance inspection, reinspection & certificate upon completion



Ridge Homes reserves the right to substitute the make, model or type of any of the above products to maintain the quality & product development of its homes

