

# INCLUSION - Triumph SGL V9

## 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 Basins with pop up wastes
- Showers – Semi framed clear glass pivot door on a tiled shower base
- Acrylic inset bath
- Close Coupled soft close toilet suites
- Polished edge mirrors with shadow line 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
- Privacy set to WC & Bathroom

## Floor Coverings

- Builders range category 1 carpet complete with 7mm foam underlay to all Bedrooms, Robes & Lounge (if applicable).
- Laminate flooring to Entry, Entry Hallway, Kitchen, Meals, Family & Passage including linen cupboard
- Floor tiles to Ensuite, Bathroom, WC & Laundry
- Wall tiles to Bathroom, Powder Room (if applicable), Ensuite & Laundry (as per working drawings)
- 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)

## 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 points including front porch
- Batten light points throughout
- 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 over all windows and doors (design specific)

## Garage

- Colourbond sectional lift up door to front including remote control unit

## Ceilings

- 2440mm (Overall Plate) standard ceiling height

## Hot Water Service

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

## Roofing

- Concrete tile - Elabana Range.
- Metal fascia and gutter

## Fixing

- 67mm MDF square dressed skirting and 67mm square dressed architraves all at 18mm
- 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

- Low sheen acrylic to external timber work (2 coats)
- Low sheen acrylic to internal walls (3 coats)
- Flat acrylic to ceiling (2 coats)
- Gloss finish to internal wood work (2 coats)
- Gloss finish to front entry and internal doors (2 coats)

## Driveway

- Colour through concrete driveway & front porch up to 35m2 (as per working drawings)

## Landscaping & Fencing

- Front & rear landscaping as per specification 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 500m2 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

- 25-year structural guarantee (conditions apply)

## Energy

- Minimum 6-star energy rating

## QA Inspection

- Independent quality assurance inspection, reinspection & certificate upon completion

**NOTES:** 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

Effective 10/08/2021 to Current