

RIDGE HOMES STANDARD INCLUSION



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)

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)

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

- As per engineer specification

Stairs

- Carpeted closed tread with MDF handrail with plaster nib wall (as per working drawings) (Double storeys)

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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



Laundry

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



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Electrical (As per working drawings)

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

Ceilings

- 2440mm (Overall Plate) standard ceiling height (Single storey)
- 2590mm Ground Floor (Overall Plate)/ 2440mm Top Floor (Overall Plate) standard ceiling height (Double Storeys)
- 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



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
- Double glazed windows (excluding sliding doors, double storeys only)



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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 doors

Heating & Cooling

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

Garage

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

Driveway

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

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

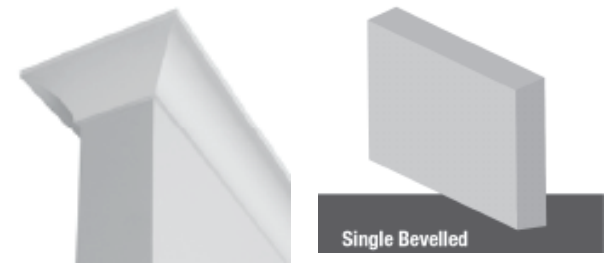
- Minimum 6-star energy rating

QA Inspection

- Independent quality assurance inspection, reinspection & certificate upon completion

NOTES:

- Builder 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



CHECK LIST

- ☐ 1. COPY OF IDENTIFICATION
- ☐ 2. \$2500 DEPOSIT RECEIPT
- ☐ 3. INTERNAL COLOUR SELECTION
- ☐ 4. EXTERNAL COLOUR SELECTION
- ☐ 5. SIGNED STANDARD INCLUSIONS
- ☐ 6. UPGRADE OPTIONS (IF APPLICABLE)
- ☐ 7. SIGNED FLOOR PLAN
- ☐ 8. SIGNED FAÇADE
- ☐ 9. SIGNED EOI PRELIMINARY CONTRACT
- ☐ 10. CONVEYANCER CONFIRMED
- ☐ 11. FINANCE APPROVAL (IF APPLICABLE)



UPGRADE OPTION

- ☐ 20MM STONE TO KITCHEN
- ☐ 40MM STONE TO KITCHEN
- ☐ 20MM STONE TO ENSUITE
- ☐ 20MM STONE TO BATHROOM
- ☐ 900MM LAUNDRY BASE CABINET WITH TROUGH
- ☐ 20MM STONE TO (ABOVE) LAUNDRY BASE CABINET
- ☐ ADDITIONAL SPLIT SYSTEM (BSHV25)
- ☐ EVAPORATIVE COOLING SYSTEM IN LIEU OF SPLIT SYSTEM
- ☐ SMEG APPLIANCES IN LIEU OF STANDARD
- ☐ 900 ARTUSI APPLIANCES (FREESTANDING COOKER)
- ☐ SQUARE ACCESSORIES & SQUARE TOILET
- ☐ 2590MM CEILING TO GROUND FLOOR IN LIEU OF 2440MM
- ☐ 2740MM CEILING TO GROUND FLOOR IN LIEU OF 2440MM
- ☐ PROVIDE UP TO 20NO. DOWNLIGHTS TO DWELLING
- ☐ PROVIDE UP TO 40NO. DOWNLIGHTS TO DWELLING
- ☐ TILES IN LIEU OF TIMBER FLOORING (GROUND FLOOR ONLY)
- ☐ POP UP SPRINKLER SYSTEM TO LANDSCAPING
- ☐ ALARM BASIC SYSTEM WITH DOOR BELL
- ☐ FULL HEIGHT TILING TO ENSUITE
- ☐ FULL HEIGHT TILING TO BATH
- ☐ FRAMED MİRRORED SLIDING DOOR TO WARDROBE
- ☐ 2ND LIVING OPTION (SPECIFIC DESIGN ONLY)
- ☐ WALK IN PANTRY IN LIEU OF STANDARD (SPECIFIC DESIGN ONLY)
- ☐ HEBEL IN LIEU OF BRICKWORK

TRUSTED SUPPLIERS





THE RIDGE ADVANTAGE

An experienced team with a wealth of knowledge and a proven track record of executing strategy.

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