

# Ridge Homes – Triumph Specification

22<sup>nd</sup> January 2018 (v4)

## Kitchen

- Technika Gas Stainless steel cooktop 600mm
- Technika Stainless steel electric under bench oven 600mm
- Technika Stainless steel canopy range hood 600mm
- Technika 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 polymarble shower base
- Acrylic inset bath
- Close Coupled soft close toilet suite
- Polished edge mirrors above vanity benchtops
- Mixer tapware, shower head & bath wall outlet
- Laminate bench tops & cabinets (as per working drawings)
- 600mm Single Towel Rails to Ensuite & Bathroom
- Toilet Roll Holders to WC and Ensuite
- 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)

## 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 + round entrance set 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

## Garage

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

For & on behalf of Ridge Homes: \_\_\_\_\_

Date: \_\_\_\_\_

Client 1: \_\_\_\_\_ Client 2: \_\_\_\_\_

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## Ceilings

- 2440mm (Overall Plate) standard ceiling height

## Insulation

- R2.0 Batts - Wall Batts
- R4.0 Batts - Ceiling area, under roofline, excluding garage

## Hot Water Service

- Air source heat pump unit (If recycled water is available) – Recycled water connection & supply of 2x 170L heat pump and tempering valve OR
- Solar hot water unit with 170L tank & 20L instantaneous gas booster (for none 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 doors

## Driveway

- Colour through concrete driveway & front porch (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 500m2 blocks with less than 300mm fall & 5m setback. 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

**NOTES:** Welsh 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

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