



Summit Granny Flats Specifications

Included in all Granny Flats

- WA owned independent builder with over 40 years' experience
- Lifetime structural guarantee (Conditions apply)
- 6 month service warranty period
- Independent energy efficiency report
- HIA fixed price building contract and housing indemnity insurance
- Certified termite treatment
- Regular updates, photos and communication through our bespoke @Home Customer Portal
- R4.0 ceiling insulation supplied and installed to house and garage[^]
- Full plans, contour survey, repeg and standard engineers site inspection and detail (vacant A-Class sand sites), 10m water, sewer, electrical and gas run-ins, standard council building license fees, foot path bonds, standard Water Corporation fees
- Full painting to ceilings, doors and frames, woodwork, eaves and gables (excluding internal walls)

External Features

- Double clay brick construction, with choice of 2c face brick* with rolled cream mortar joints
- Roof frame constructed from Steel Truss† or H2 treated timber†† for protection against termites and European borers
- COLORBOND® Steel Roof Cover in a choice of colours
- Engineer designed reinforced concrete slab and footings
- COLORBOND® fascia, slotted gutters and downpipes[^]
- M&B Elements 'Yarra' fibreglass door with timber frame and aluminium sill (where applicable)[^]
- A choice of Gainsborough entrance set door handles to front entry door with deadbolt[^]
- Jason Windows quality range of sliding doors and 'Breezelock' windows with flyscreens and keylocks
- External light points[^]
- Fully lined fibre cement eaves
- External brass garden tap

Internal & Electrical Features

- Summit Superwall to all internal walls
- Walk-in or built-in robes in bedrooms[^]
- Cove cornices throughout
- M&B flush panel internal doors^{*}
- Gainsborough G4 Series lever door handle^{*}
- White melamine shelving to all robes with rail[^]
- Double power points throughout
- White plates to light and power point switches, two RCD safety switches and hard wired smoke detectors included[^]
- TV point and standard phone point^{*}
- Light points to all rooms and passages with standard light globe and shade
- Rheem 26L Metro Max continuous flow gas water heater with recess box

Kitchen Features

- Huge choice of Laminex/Formica square style tightwrap benchtops^{*}
- Clark 'Vital' 1.5 bowl sink with chrome, matt black or brushed nickel sink mixer to kitchen
- Wide choice of Laminex/Formica laminate cupboard doors, with ABS edges^{*}
- Designer cupboard and drawer handles^{*}
- Soft closers to all kitchen cabinet drawers and doors
- Westinghouse 600mm stainless steel oven
- Westinghouse 600mm stainless steel canopy rangehood
- Westinghouse 600mm stainless steel gas hot plate
- Dishwasher recess adjacent to sink with power point and cold water connection
- Ceramic wall tiles above kitchen benchtops to underside of rangehood behind hot plate
- Pantry with four white melamine shelves

Ensuite, Bathroom & Laundry Features

- Chrome floor wastes throughout
- Choice of Clark square or round inset basin
- Choice of chrome, matt black or brushed nickel mixer taps
- Huge choice of Laminex/Formica square style tightwrap benchtops^{*}
- Stylus Venecia "Linked" white vitreous china suite with soft close seat
- Chrome, matt black or brushed nickel square/round hand held shower
- Soft closers to all ensuite and bathroom cabinet doors
- Full vanity width framed mirrors
- Hobless shower recess with semi frameless pivot door and screen to bathroom
- Chrome, matt black or brushed nickel (toilet roll holders and towel rails)
- Retail \$44/m² wall and floor tiles^{*} to bathroom, WC and laundry with 2m high tiling to shower
- Flued exhaust fan to bathroom and WCs^{*}
- Everhard Classic 45l Slimline stainless steel trough and cabinet^{*}
- Privacy locks to bathroom and WC
- Washing machine taps
- ThermaNiche wall shower niche
- Mitred tiling

Client 1 Signature Client 2 Signature

Date/...../.....

Granny Flats Consultant Date/...../.....

^{*}From Builder's Select Range. [^]As per plan. Allowance for once colour choice of Laminex/Formica. [†]Metro [‡]South West [§]From Builder's Standard Range [^]As per plan. Specifications effective 29 September 2023. These Specifications are included in the Summit Granny Flat Range. Summit Homes reserves the right to alter or amend the specification details due to non-availability or discontinuation without prior notice. BC10689

