



# 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<sup>^</sup>

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<sup>†</sup> or H2 treated timber<sup>††</sup> for protection against termites and European borers

COLORBOND<sup>®</sup> Steel Roof Cover in a choice of colours

Engineer designed reinforced concrete slab and footings

COLORBOND<sup>®</sup> fascia, slotted gutters and downpipes<sup>\*</sup>

M&B Elements 'Yarra' fibreglass door with timber frame and aluminium sill (where applicable)<sup>^</sup>

A choice of Gainsborough entrance set door handles to front entry door with deadbolt<sup>\*</sup>

Jason Windows quality range of sliding doors and 'Breezelock' windows with flyscreens and keylocks

External light points<sup>^</sup>

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 <sup>^</sup>
Cove cornices throughout
M&B flush panel internal doors <sup>*</sup>
Gainsborough G4 Series lever door handle <sup>*</sup>
White melamine shelving to all robes with rail <sup>^</sup>
Double power points throughout
White plates to light and power point switches, two RCD safety switches and hard wired smoke detectors included <sup>^</sup>
TV point and standard phone point <sup>^</sup>
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
Skirting boards throughout (excluding wet areas)

## KITCHEN FEATURES

Huge choice of Laminex/Formica square style tightwrap benchtops <sup>*</sup>
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 <sup>*</sup>
Designer cupboard and drawer handles <sup>*</sup>
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

## 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 <sup>*</sup>
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/m <sup>2</sup> wall and floor tiles <sup>*</sup> to bathroom, WC and laundry with 2m high tiling to shower
Flued exhaust fan to bathroom and WCs <sup>^</sup>
Everhard Classic 45l Slimline stainless steel trough and cabinet <sup>*</sup>
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 ...../...../.....

<sup>\*</sup>From Builder's Select Range. <sup>^</sup>As per plan. Allowance for once colour choice of Laminex/Formica.<sup>†</sup>Metro <sup>††</sup>South West <sup>\*</sup>From Builder's Standard Range <sup>^</sup>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