

# TINY HOME SPECIFICATION

## Included in every quality Tiny Home by Summit

WA owned independent builder with over 45 years' experience  
6 year statutory structural guarantee  
Tiny Homes are able to be relocated  
Built in a controlled modular construction yard  
BCA compliant as class 1A+  
RCD safety switches and hard-wired smoke detectors included  
Independently certified by a Structural Engineer  
Contour survey and soil report of your home site\*  
Standard council Building Permit fees\*  
Bushfire Attack Level (BAL) LOW\*\*

## EXTERNAL FEATURES

Wind Rating to N3  
Coastal Corrosion up to 300m of breaking surf  
Soil Classification A to M  
Energy Efficiency Climate Zones (zones 4,5 and 6)  
Roof and wall frames constructed from steel  
Engineer design steel chassis for single level or loft designs  
Engineered reinforced slab only for single level designs  
External cladding in EPS Panel System with texture render  
Feature timber beams  
Sheet steel roof cover  
Quality range of sliding doors and windows with flyscreens  
Adjustable external shutters to windows (excludes living sliding doors and hi-lites)  
Full painting to cladding  
820mm wide aluminium hinged clear glazed entry door with Trilock  
1 external brass garden tap

## INTERNAL & ELECTRICAL FEATURES

### Choice of 5 internal colour packages, prepared by an Interior Designer

Full painting throughout  
Square set finish to ceilings  
Mirror sliding built-in robes to all bedrooms^  
Melamine shelving to all robes with rail  
Flush panel internal doors with leverset handles  
Double power points throughout  
White plate to light and power point switches  
TV point and data points  
LED downlights to all rooms and passages (as displayed)  
Hot water system  
Builders range vinyl planking to kitchen/living & carpet to bedroom  
Builders range block out roller blinds to all windows and sheer curtains to living sliding doors

## KITCHEN FEATURES

20mm Silica free natural mineral with polymer binder bench top  
Laminate cupboard doors  
Overhead cupboards above bench top and to living area (as displayed)  
Designer cupboard and drawer handles and finger-pulls to overhead cupboards  
Soft closers to all kitchen cabinet drawers and doors  
Large single stainless steel sink  
Choice of chrome, brushed nickel or matt black sink mixer  
Westinghouse 600mm built in oven  
Integrated rangehood built into overhead cabinets  
Westinghouse 300mm electric hotplate  
45cm dishwasher recess adjacent to sink with power point and cold-water connection  
Ceramic wall tiles above kitchen bench top to underside of overhead cupboards  
Laminated pantry with four shelves

## BATHROOM/LAUNDRY FEATURES

20mm Silica free natural mineral with polymer binder bench top  
Laminate cupboard doors  
Designer cupboard handles  
Soft closers to all cabinet doors  
Mirror cabinet above bathroom vanity  
White ceramic inset basin to bathroom  
Choice of chrome, brushed nickel or matt black mixer taps to basin, shower and trough  
Wall faced toilet suite  
Choice of chrome, brushed nickel or matt black shower head on rail  
Choice of chrome, brushed nickel or matt black accessories (toilet roll holders, double towel rails)  
Tiled shower niche  
Semi frameless pivot door and screen to shower  
Stainless steel inset trough to laundry  
Washing machine plumbing connections  
Square chrome floor wastes throughout  
Ceramic wall and floor tiling with full height tiling to the bathroom  
Mechanical exhaust fan  
Privacy lock to bathroom door

## LOFT DESIGN INCLUSIONS

Timber staircase with Victorian Ash timber handrail  
LED downlights to stair case  
Carpet from builders range to staircase



^No mirror doors on walk in robes

\*Limited to certain areas, additional costs may apply

\*\*Upgrades available to BAL29

+Upgrades available for Class 1b