Contemporary Specifications.

Included in every quality Summit Developments home

- WA owned independent builder with over 45 years' experience
- 6 month maintenance period from practical completion
- HIA fixed price building contract and housing indemnity insurance
- Regular updates, photos and communication through our customer portal @HOME
- Certified termite treatment
- Lifetime structural guarantee (Conditions apply)
- Independent energy efficiency report
- Full plans, contour survey, repeg and standard engineers site inspection and detail (A-Class sand sites)
- R5.0 ceiling insulation supplied and installed to house and garage or any external plasterboard areas^
- Full painting to ceilings, doors and frames, woodwork, eaves and gables (excluding internal walls)

External features

- Double clay brick construction, with 2c face bricks*
- Painted sand finish render^
- Roof frame constructed from Steel truss (steel truss available in Perth Metro only) (subject to design)
- COLORBOND® steel roof cover in choice of colours
- Engineer designed reinforced concrete slab and footings
- COLORBOND® fascia and slotted gutters and downpipes*
- Rolled cream mortar joints
- Natural grey grano garage floor
- COLORBOND® auto sectional garage door with 3 remotes*
- Double garage (or carport^) with fibre cement ceiling at 25c or 28c^
- Midland Brick 60mm Vistapave Original collection/Granite collection or Pavestone classic collection
- M&B 'Designer' entry door* with timber frame
- Choice of Gainsborough Angular Trilock to front entry
- Jason Windows quality range of sliding doors and 'Breezelock' windows with flyscreens and keylocks
- External light points to all house exits
- Fully lined fibre cement eaves
- Two external brass garden taps

Creating wealth through property

SUMMIT DEVELOPMENTS

*From Builder's Standard Range. ^As per plan.

Internal & electrical features

- 10mm plasterboard internal wall finish
- Moisture resistant wall board to all wet areas
- Walk-in or built-in robes in all bedrooms^
- 'Cove' cornices throughout
- M&B flush panel internal doors*
- Gainsborough 'Contractor 100 Series' lever handle door furniture
- White melamine shelving to all robes with rail^
- Double power points throughout internally
- White plate to light and power point switches, two RCD safety switches and hard wired smoke detectors included
- NBN ready package with TV point and antennae, two data points and conduits
- 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
- Linen cupboard with four white melamine shelves^

Kitchen features

- Huge choice of Laminex/Formica with square style tightwrap benchtops*
- Choice of Clark Vital 1129 SS Double bowl sink or Clark Vital Single End bowl kitchen sink with chrome, matt black or brushed nickel sink mixer
- 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 fan forced electric oven
- Westinghouse 900mm stainless steel canopy rangehood flued outside
- Westinghouse 900mm stainless steel gas hot plate
- Dishwasher recess with provision for power and cold water connection
- Ceramic wall tiles 772mm above kitchen benchtops, to underside of rangehood behind hotplate ($44/m² retail allowance)
- Pantry with four white melamine shelves

Ensuite, bathroom & laundry features

- Caroma 'Basis' 1525mm bath^ with chrome, matt black or brushed nickel wall mixer tap and spout
- Chrome floor wastes throughout
- Choice of Clark Square or round inset basin
- Choice of chrome , matt black or brushed nickel taps to basins
- Huge choice of Laminex/Formica with 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 with chrome, matt black or brushed nickel shower mixer
- Soft closers to all ensuite and bathroom cabinet doors
- Full vanity width framed mirrors
- Chrome, matt black or brushed nickel accessories (toilet roll holders, double towel rails)
- Hobless shower recess with semi frameless pivot door and screen to ensuite and bathroom
- Retail $44/m² wall and floor tiles* to bathroom, ensuite, WCs and laundry with 2m high tiling to shower and ThermaNiche wall shower niche
- Mitred tiling where applicable^
- Everhard 'Project 71189' stainless steel 45L trough and metal cabinet with with chrome, matt black and brushed nickel sink mixer
- Privacy locks to ensuite or master suite, bathroom and WC
- ¼ turn washing machine taps

Double storey features

- Double clay brick construction, with 2c face bricks* or painted sand finish render to ground and upper floor^
- Concrete staircase with balustrade* and floor tiling from builder's standard allowance to balcony^

*From Builder's Standard Range. ^As per plan. Allowance for one color choice of laminate/Formica. Specifications effective 4 February 2025. *From Builder's Standard Range. ^As per plan. Summit Homes Group reserves the right to alter or amend the specification details due to non-availability or discontinuation, without prior notice. These specifications override generic specifications listed on individual housing brochures or promotional material. BC10689.

Client 1 Signature .....

Client 2 Signature .....

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

Consultant .....

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

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