

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