

# SUMMIT MODULAR STANDARD SPECIFICATION

## Included in every quality Summit Modular Home

- WA owned independent builder with over 45 years' experience
- 6-month maintenance period (Defects Liability period)
- Controlled modular construction within a factory setting
- BCA compliant with independent energy efficiency report
- RCD safety switches and hard-wired smoke detectors included
- Independently certified by a Structural Engineer

## EXTERNAL FEATURES

- Engineer designed reinforced concrete slab
- Roof and wall frames constructed from TRUCORE steel®
- External cladding as per plan
- Full painting to external Cladding, eaves and meter box
- COLORBOND® steel roof cover in choice of colour
- COLORBOND® fascia with slotted gutters and COLORBOND® downpipes
- Jason Windows' quality range of sliding doors and Breezelock windows with flyscreens
- Obscured privacy glazing to Ensuite, Bathroom & WC
- Feature fibreglass door with translucent glazing
- Double Cylinder door hardware with Trilock to front entry door
- 2 external brass garden taps
- External light points to all external doors

## INTERNAL & ELECTRICAL FEATURES

- Choice of internal colour packages, prepared by an Interior Designer
- Feature raked ceilings as shown on plans
- Full painting to ceilings, doors, door frames, walls and skirting boards
- MDF Skirting boards throughout, excluding wet areas
- Builders standard Vinyl Planking to Living area and Passages & Carpet to Bedrooms and robes
- Roller blinds to all windows and sliding doors excluding Bathroom/Ensuite
- Cove cornice & square set to raked ceilings
- Walk in or Built-in robes to all bedrooms
- Vinyl sliding robe doors to built-in robes
- Flush panel internal doors with leverset handles
- R2.0 insulation batts to external walls & R4.0 insulation batts to ceilings
- Double power points throughout
- White plate to light and power point switches
- TV point and data points as per plans
- LED Downlights to all rooms and passages, excluding Bed 1
- Ceiling fan with LED light to Bed 1 with remote
- Gas Inst water heater system
- Split system Air conditioning Unit to Living

## KITCHEN FEATURES

- 20mm silica free stone benchtop
- Laminate cupboard doors
- Designer cupboard and drawer handles
- Soft closers to all kitchen cabinet drawers and doors
- Stainless steel sink with drainer
- Chrome sink mixer
- Westinghouse 600mm built in Oven
- Westinghouse canopy rangehood flued externally
- Westinghouse 600mm Electric Hotplate
- Microwave recess with pot drawer below
- Laminated double door pantry
- Dishwasher recess adjacent to sink with power point and cold-water connection
- Ceramic wall tiles above kitchen benchtops, to underside of rangehood

## BATHROOM/ENSUITE/ LAUNDRY FEATURES

- Laminate Benchtop
- Laminate cupboard doors
- Designer cupboard handles
- Soft closers to all cabinet drawers and doors
- Framed mirror to Bathroom & Ensuite above vanity
- White ceramic inset basin to Bathroom & Ensuite
- Chrome mixer taps to basin, shower and trough
- Close coupled toilet suite
- Shower head on bracket
- Chrome accessories (toilet roll holders, double towel rails)
- Hobless showers with semi frameless shower screen as per plans
- Stainless steel inset trough to Laundry
- Washing machine plumbing connections
- Square chrome floor wastes throughout
- Wall and floor tiling with 2m high tiling to shower recess
- External flumed exhaust fans to Bathroom, Ensuite & WC's
- Privacy locks to Bathroom, Ensuite & WC doors

