

Select Specification.

Additional to the Benchmark Specification



Reverse cycle ducted air conditioning



Carpets to all bedrooms, theatre and study areas



10 additional LED downlights



Vinyl plank flooring or laminated timber flooring



Vertical, slimline venetians or roller blinds throughout (excluding wet areas)



Client 1 Signature

Client 2 Signature

New Homes Consultant

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

*From Builder's Benchmark Range. †As per plans. ‡Perth metro only. ††South West only. ‡Additional costs may be incurred on some sites. Specifications effective 2nd October 2024. Summit Homes Group reserves the right to alter or amend the specification details due to non-availability or discontinuation, without prior notice. 6m driveway paving allowance not applicable to rear loaded driveways. These specifications override generic specifications listed on individual housing brochures or promotional material. Images are for illustrative purposes only. BC10689.

Signature Specification.

Additional to the Benchmark Specification

- Reverse cycle ducted air conditioning with My Air controller
- 15 additional LED downlights
- Vertical, slimline venetians or roller blinds throughout (excluding wet areas)
- Carpets to all bedrooms, theatre and study areas
- Vinyl planking, hybrid or 600mm floor tiling package
- Interior design consultation
- Clear glazed 1020mm blonde oak entry door
- Mirror sliding robe doors to minor bedrooms
- Luna tapware and accessories to home
- Caroma Liano II sink mixer to kitchen
- Tile insert grates to showers in bathroom and ensuite
- Tile insert wastes to ensuite, ensuite WC and bathroom
- Clark wall faced toilet suite
- Caroma tribute range of basins to bathroom and ensuite*
- Luna multifunction overhead shower on rail to ensuite
- Luna multifunction shower on rail to bathroom
- 355mm x 605mm wide thermoniche
- 3 way light/heater/fan to ensuite
- Caroma Compass 45L stainless steel trough



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The Benchmark Specification.

Included in every quality Summit Home

- WA owned independent builder with over 45 years' experience
- 25 year structural warranty*
- 6 months service warranty period
- Energy efficiency assessment
- **Solar PV panel system, 5.28kW system, 12x 440w panels, 1x 5.0kW inverter**
- HIA building contract
- Certified termite treatment
- **Access to our bespoke customer portal**
- **Consultation with Intelligent Home†**
- Survey and engineer's assessment
- Standard building license fees, footpath bonds and Water Corporation fees included
- Painting to ceilings, doors and frames, woodwork, eaves and gables
- R4.0 ceiling insulation batts to house and garage and any external plasterboard areas*
- Site security fencing, if required
- Concrete pump allowance included. Split level, rear and complex sites may incur additional cost at the builders discretion#

External Features

- Feature elevation including paint cement render*
- Double clay brick construction with 2 course face bricks*
- **Roof frame constructed from TRUECORE® steel trusses† or H2 treated timber††**
- COLORBOND® steel roof cover*
- Engineered reinforced concrete slab and footings
- COLORBOND® fascia, quarter round gutters and rectangular downpipes
- Rolled cream mortar joints
- Natural grey grano garage floor
- Auto remote sectional garage door with 3 remotes*
- **Crushed limestone sub-base to driveways**
- Brick paved driveway (up to 6m), path, portico/porch/verandah and alfresco*
- **Alfresco with plasterboard recessed ceiling**
- **1020mm entry door****
- Solid core garage shopper door**
- Double cylinder door hardware with deadbolt to front entry and garage shopper door**
- **Jason Windows quality** range of sliding doors and 'Breezelock' windows with flyscreens and keylocks
- Two external brass garden taps
- Rheem 26L Metro Max continuous flow gas water heater **with recess box** (excluding fully framed)

Internal Features

- Walk-in robes or built-in robes with **vinyl sliding doors to all bedrooms***
- **10mm plasterboard internal wall finish with full wall painting with an acrylic sealer coat and 2 finishing coats of paint**
- Flush panel 25c internal doors*
- Privacy locks to bathroom and toilet doors
- Designer leverset handles*
- White melamine shelving to all robes with rail
- Linen cupboard with four melamine shelves*
- **30 course ceiling heights throughout, unless noted otherwise on plan***
- **Double garage with 30 course ceiling, unless noted otherwise on plan***

Kitchen/Scullery Features

- 20mm vitreous compact benchtops**
- Laminex/Formica laminate cupboard doors, with ABS edges*
- **Cupboard and drawer handles***
- Soft closers to all kitchen cabinetry doors and drawers
- Stainless steel double or single bowl under-mount sink*
- **Choice of chrome, brushed nickel or matte black mixer taps***
- **Westinghouse 900mm or x2 600mm stainless steel fan forced electric oven/s***
- Westinghouse 900mm canopy rangehood
- Westinghouse 900mm stainless steel gas hot plate
- Ceramic wall tile splashback*
- **Mitred tiling**
- Dishwasher recess with cold water and power connections
- Pantry with four melamine shelves**

Laundry Features

- 20mm vitreous compact benchtops
- Laminex/Formica laminate cupboard doors with ABS edges
- Soft closers to all cabinetwork doors
- Ceramic wall and floor tiles*
- Clark 45L inset stainless steel laundry trough*
- **Choice of chrome, brushed nickel or matte black mixer taps***
- Washing machine plumbing connections

Ensuite/Bathrooms/Powder Features

- 20mm vitreous compact benchtops*
- Laminex/Formica laminate cupboard doors with ABS edges*
- Soft closers to all drawers and cabinetwork doors*
- Clark square inset vanity basins to bathroom and ensuite*
- Clark square wall basin to powder room*
- 1675mm bath*
- **Choice of chrome, brushed nickel or matte black mixer taps, shower on rail and shower mixer in ensuite and bathroom***
- **Choice of Slimline or Hudson mirrors***
- **Hobless shower recess with semi-frameless pivot door**
- **ThermaNiche wall shower niche***
- Ceramic wall and floor tiles*
- **Mitred tiling**
- **Back to wall toilet suite**
- Flued retractable exhaust fan to ensuite, bathroom and toilets

Electrical Inclusions

- **Three phase power**
- 7W downlights to all rooms
- Double power points throughout
- White switch plate to light and power point switches
- Two RCD safety switches
- Hard-wired smoke detectors
- **NBN ready package with TV point, two data points and conduits**
- External light points to all house exits

BRICKHYBRID Inclusions

- 90mm TRUECORE® steel wall frames†
- 90mm timber wall frames††
- R2.0 insulation batts to internal walls
- Plasterboard 10mm internal wall finish
- Moisture resistant wall board to all wet areas
- Full wall painting with an acrylic sealer coat and 2 finishing coats of paint

Dual Living Inclusions

- 20mm vitreous compact benchtops to match kitchen
- Westinghouse 600mm stainless steel fan forced electric oven
- Westinghouse 600mm gas got plate
- Westinghouse 600mm canopy rangehood
- Stylus R110 single end bowl
- Rheem 26L Metro Max Continuous Flow Gas with Recess Box 45L
- Stainless steel laundry trough and cabinet Everhard Project range

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