

The Benchmark Specification.

Included in every quality Summit Home

- WA owned independent builder with over 48 years' experience
- 25 year structural warranty*
- 6 months service warranty period
- **Interior design consultation**
- BCA compliant with independent energy efficiency assessment*
- **Solar PV panel system, 6.65kW system, 14x 475W, 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
- **R5 ceiling insulation batts to house and garage and any external plasterboard areas***
- German Rehau plumbing pipe
- 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 acrylic texture coating render*
- Double clay brick construction with 2 course face bricks*
- **Roof frame constructed from TRUECORE® steel trusses**
- 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**
- **Trilock door hardware to the front entrance and 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 mirrored 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 fibre cement ceiling, unless noted otherwise on plan***

Kitchen/Scullery Features

- 20mm vitreous compact benchtops*
- Laminex/Formica laminate custom cabinetry with ABS edges*
- **Cupboard and drawer handles or finger grips***
- Soft closers to all kitchen cabinetry doors and drawers
- Stainless steel double or single bowl under-mount sink*
- **Choice of Liano II mixer taps in chrome, brushed nickel, brushed brass, matte black, brushed bronze or gunmetal grey**
- **Electrolux 1 x 900mm or 2 x 600mm dark stainless steel ovens with SteamBake functionality**
- Electrolux 900mm canopy rangehood
- Electrolux 900mm gas hot plate with ceramic glass and cast iron trivet
- Ceramic wall tile splashback*
- **Mitred tiling**
- Dishwasher recess with cold water and power connections
- Pantry with four melamine shelves*
- **Bin drawer recess**

Laundry Features

- 20mm vitreous compact benchtops
- Laminex/Formica laminate custom cabinetry with ABS edges*
- Soft closers to all cabinetwork doors
- Ceramic wall and floor tiles*
- **Caroma Urbane 45L stainless steel Laundry tub***
- **Choice of Liano II mixer taps in chrome, brushed nickel, brushed brass, matte black, brushed bronze or gunmetal grey**
- Washing machine plumbing connections

Ensuite/Bathrooms/Powder Features

- 20mm vitreous compact benchtops*
- Laminex/Formica laminate custom cabinetry with ABS edges*
- Soft closers to all drawers and cabinetwork doors*
- Liano II vanity basins to bathroom and ensuite*
- Clark square wall basin to powder room*
- 1675mm bath*
- **Choice of Liano II mixer taps, rail shower to ensuite and bathroom in chrome, brushed nickel, brushed brass, brushed bronze, matte black or gunmetal grey**
- Slimline 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
- Sub board to inside of garage

BRICKHYBRID Inclusions

- 90mm TRUECORE® steel wall frames
- **R2.5 insulation batts to internal perimeter walls and R2 insulation batts to all other 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

Client 1 Signature

Client 2 Signature

New Homes Consultant

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

*From Builder's Benchmark Range. *As per plans. *Additional costs may be incurred on some sites. Specifications effective April 2026. 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. *T&C's apply. BC10689.

Finishing Touches.

An addition to the Benchmark Specification, designed to complete your home.



Reverse cycle ducted air conditioning with MyAir controller



Category 2 carpet to bedrooms, theatre, study and activity areas



Choice of vinyl planking, laminated timber or hybrid flooring



10 additional LED downlights



Verticals, slimline venetians or roller blinds (excluding wet areas)



5 additional double power points (DGPOs)



1 weatherproof double power point



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 1 March 2026. 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