

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
- NCC compliant independent energy efficiency report based on standard Summit Homes model design
- HIA fixed price building contract
- Certified termite treatment
- Direct contact with your Construction Supervisor throughout construction
- 24/7 access to our bespoke customer portal @HOME which provides updates, photos and communication
- Contour survey and soil report of your home site[#]
- Repeg of your home site[#]
- Standard council building license fees and standard 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 painted sand finish render[^]
- Double clay brick construction with 2 course face bricks[^]
- Roof frame constructed from H2 treated timber
- COLORBOND[®] steel roof cover[^]
- Engineered reinforced concrete slab and footings based on a flat, sandy Class A site
- 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[^]
- Brick paved driveway (up to 6m with crushed limestone sub-base), path, portico/porch/verandah and alfresco[^]
- Alfresco with plasterboard ceiling[^]
- 1020mm designer range 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 one-key security locks
- Two external brass garden taps
- Convenient one-key lock for all external doors
- Up to 10m of sewer connection[#]
- Up to 10m of water connection[#]
- R4.0 ceiling insulation supplied and installed to house and garage[^]

Internal & Electrical 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
- Moisture resistant wall board to all wet areas
- Cove cornices throughout
- Flush panel internal doors[^]
- Privacy locks to ensuite or main bedroom, bathroom and WC
- Designer leverset handles[^]
- White melamine shelving with rail to all robes
- Linen cupboard with four melamine shelves[^]
- Three phase power
- External light points to external doors[^]
- Double power points throughout
- White switch plates to light and power point switches
- NBN ready package with TV point, two data points conduits
- RCD safety switches and hard-wired smoke detectors included[^]
- Square chrome floor wastes throughout
- 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[^]
- Designer cabinetry handles[^]
- Soft closers to all cabinetry doors and drawers
- Stainless steel double or single bowl under-mount sink[^]
- Choice of chrome, brushed nickel or matte black mixer taps[^] to kitchen[^] and/or scullery
- 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 to underside of overhead cupboards[^]
- Dishwasher recess adjacent to sink with powerpoint and cold-water connection
- Pantry with four melamine shelves[^]

Laundry Features

- 20mm vitreous compact benchtop
- Laminex/Formica laminate cupboard doors with ABS edges[^]
- Designer cabinetry handles
- Soft closers to all cabinetry doors
- Ceramic wall and floor tiles[^]
- Clark 45L inset stainless steel laundry trough[^]
- Choice of chrome, brushed nickel or matte black mixer tap[^]
- 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[^]
- Flued retractable exhaust fan to ensuite, bathroom and toilets
- Back to wall toilet suite

Double Storey Inclusions

- Feature elevation including acrylic render[^]
- Choice of traditional double clay brick construction with 2 course face brick[^]
- Or
- Plasterboard lined wall frames to upper floor with R2.0 wall insulation and Masterwall external cladding[^]
- Engineered concrete floor to upper storey with concrete staircase[^]
- Or
- Engineered framed floor to upper storey with framed staircase[^]

Dual Living Inclusions

- 20mm vitreous compact benchtops to match kitchen
- Westinghouse 600mm stainless steel fan forced electric oven
- Westinghouse 600mm gas hot 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

Sustainability Features

- 5kW PV solar panel system

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 16th 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.

The finishing touches to take your home to a new level of elegance.

- Reverse cycle ducted air conditioning with Air Touch controller
- 15 additional LED downlights
- Vertical, slimlines 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
- 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

Client 1 Signature

Client 2 Signature

New Homes Consultant

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





Select Specification.

Quality inclusions to compliment your brand new home and add some finishing touches.



Reverse cycle ducted air conditioning



10 additional LED downlights



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



Carpets to all bedrooms, theatre and study areas



Vinyl plank flooring or 450mm floor tiling package

Client 1 Signature

Client 2 Signature

New Homes Consultant Date/...../.....