

# Welcome to Ralli Homes

Our standard inclusions are anything but standard.

## Internal

Kitchen	<ul style="list-style-type: none"><li>+ European 900mm Stainless steel dual fuel upright Cooker</li><li>+ European 900mm Stainless steel canopy rangehood</li><li>+ European 600mm Stainless steel Dishwasher inc power point and plumbing connections</li><li>+ 1-3/4 Stainless Steel Sink</li><li>+ Sink mixer (Stainless Steel)</li><li>+ 20mm stone Benchtop to kitchen only</li><li>+ Laminate base cabinets and overhead cabinets (as per working drawings)</li></ul>
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Bathroom and Ensuite	<ul style="list-style-type: none"><li>+ Semi Inset Basins with pop up wastes</li><li>+ Showers - Semi framed clear glass pivot door on a tiled shower base</li><li>+ Acrylic inset bath</li><li>+ Close Coupled soft close toilet suites</li><li>+ Polished edge mirrors with shadow line above vanity benchtops</li><li>+ Mixer tapware, shower head &amp; bath wall outlet (Round)</li><li>+ Laminate bench tops &amp; cabinets (as per working drawings)</li><li>+ 600mm Single Towel Rails to Ensuite &amp; Bathroom</li><li>+ Toilet roll holders to WC and Ensuite (Round)</li><li>+ Exhaust fans to Ensuite &amp; Bathroom</li><li>+ Privacy set to Ensuite &amp; Bathroom</li></ul>
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Laundry	<ul style="list-style-type: none"><li>+ Stainless steel trough and metal cabinet 45lt</li><li>+ Mixer tapware &amp; Washing machine stops</li></ul>
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## Guarantees and Quality Assurance

Structural	+ 25-year structural guarantee (conditions apply)
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QA Inspection	+ Ralli Homes is committed to high standards of quality assurance. Standing by the quality of every home, involving a thorough inspection and re-inspection process upon completion.
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# External

Foundations	<ul style="list-style-type: none"><li>+ Class M concrete slab</li><li>+ The porch and alfresco slabs form part of the structural footing system and are not finished paving slabs, the finish will be the equivalent to a screed finish and may not be trowelled, surface damage and blemishes are acceptable in these areas. It is expected that the client will provide decking, paving or finished concrete to these areas after handover unless otherwise noted or included in the building contract</li></ul>
External	<ul style="list-style-type: none"><li>+ Builder range Cat 1 bricks to Dwelling and Garage</li><li>Note: Light weight cladding to first floor of double storey homes</li><li>+ Facade as per working drawings (Notion, Nightington, Regency)</li></ul>
Windows and External Doors	<ul style="list-style-type: none"><li>+ Front door - with Deadlock + lever handle to front door (as per working drawings)</li><li>+ Aluminium windows including window locks.</li><li>Note: double glazing to double storeyhome windows (excluding sliding doors)</li><li>+ Provide nylon mesh flyscreens to all openable aluminium windows only</li><li>Note: Flyscreen doors not included</li><li>+ Entrance set to all other external doors &amp; garage internal access door</li><li>+ Block-out roller blinds to all windows and external sliding doors</li></ul>
Garage	<ul style="list-style-type: none"><li>+ Coloured metal sectional lift up door to front including remote control unit</li></ul>
Hot Water Service	<ul style="list-style-type: none"><li>+ Solar hot water unit with 200L tank with 20L instantaneous gas booster (for non-recycled water estates)</li></ul>
Roofing	<ul style="list-style-type: none"><li>+ Corrugated coloured Metal Roof</li><li>+ Metal fascia and gutter</li></ul>
Termite	<ul style="list-style-type: none"><li>+ Part A slab penetration system</li></ul>
Energy	<ul style="list-style-type: none"><li>+ Minimum 6-Star rating</li></ul>
Connection	<ul style="list-style-type: none"><li>+ Connection of services (water, gas, electricity, sewer, telephone conduit and stormwater) based on 500m2 blocks with less than 300mm fall, 5m setback and maximum of 12m run, does not include energy and telephone consumer account opening fees</li></ul>

# General

Floor Coverings	<ul style="list-style-type: none"><li>+ Laminate flooring throughout to nominated rooms (as per working drawings)</li><li>+ Floor tiles to Ensuite, Bathroom, WC &amp; Laundry</li><li>+ Wall tiles to Bathroom, Powder Room if applicable), Ensuite &amp; Laundry (as per working drawings)</li><li>+ Skirting tiles to Ensuite, Bathroom, WC &amp; Laundry</li></ul>
Heating & Cooling	<ul style="list-style-type: none"><li>+ Electric panel wall heaters to all bedrooms and secondary living areas (design specific)</li><li>+ Split system heating/cooling located in family room</li></ul>
Ceilings	<ul style="list-style-type: none"><li>+ Single Storey: 2440mm (overall Plate) standard ceiling height</li><li>+ Double Storey: 2590mm Ground Floor (Overall Plate)/2440mm Top Floor (Overall Plate) standard ceiling height</li></ul>
Fixing	<ul style="list-style-type: none"><li>+ 67mm MDF square dressed skirting and 67mm square dressed architraves</li><li>+ Hinged flush panel doors</li><li>+ Lever passage sets and linen fixed handles</li><li>+ Hinged flush panel doors to linen &amp; build in wardrobes</li></ul>
Plaster	<ul style="list-style-type: none"><li>+ 75mm cove cornice</li></ul>
Paint	<ul style="list-style-type: none"><li>+ Low sheen acrylic to external timber work (2 coats)</li><li>+ Low sheen acrylic to internal walls (3 coats)</li><li>+ Flat acrylic to ceiling (2 coats)</li><li>+ Acrylic floss finish to internal woodwork (2 coats)</li><li>+ Acrylic gloss finish to front entry and internal doors (2 coats)</li></ul>
Electrical	<ul style="list-style-type: none"><li>+ TV points, data, phone point &amp; smoke detectors</li><li>+ Power points</li><li>+ Includes Downlights to dwelling including front porch and throughout</li><li>+ TV antenna</li></ul>
Driveway	<ul style="list-style-type: none"><li>+ Colour through concrete driveway &amp; Front porch up to 35m<sup>2</sup> (as per working drawings)</li></ul>
Landscaping & Fencing	<ul style="list-style-type: none"><li>+ Front &amp; rear landscaping as per specification including ground mounted clothesline &amp; mailbox</li><li>+ Fencing up to 1.95m high timber paling full share fence (House/block specific winged fencing &amp; personal access gate where applicable)</li></ul>



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