



FINISH SCHEDULE

Ard Rua
Housing Development

Exterior Finish Schedule

Foundation

Foundations to structural engineer's detail and specification.

Floor

Sand and Cement Floor Screed, laid on 120mm PIR Insulation on a Reinforced concrete Raft Foundation to Structural Engineers details on insulation, on suitable radon barrier laid in accordance with manufacturer's instructions on 50mm quarry rock on hardcore in accordance with SR21.

Main Structure

The building structure is proposed as block cavity construction, with 100mm outer block leaf, 150mm cavity filled with high performance bonded bead insulation and 100mm inner block leaf.

Floor Structure

The floor structure is 9x2" timber joists, with 18mm flooring to the first floor of the houses.

Roof Structure

Timber roof trusses with 2x1.5" battens & breathable felt.
350mm of high quality loft insulation.

Roof Finish

Black/Blue Cement Roof Tiles.

Fascia, Soffit, Gutters & Downpipe

uPVC – Black.

Windows

Futureproof Anthracite Grey Wood Grain PVC Foil Windows. U-Value 1.2 w/m²k. Standard locking system. Triple gasket seal. Handles silver/square type. Safety glass where required.

Entrance Door

Heritage composite door, Lane type in range of Heritage grey colour. 70mm thick double rebate. Standard multipoint locking. Cylinder/Thumbturn.

External Double Doors

uPVC Double French Doors – Anthracite Grey.

External Wall

Low maintenance high quality render system as shown on drawing.

External Finishes

Footpaths to be concrete with brush finish. Gardens to be levelled and ready for landscaping by new buyers.

Interior Finish Schedule

Floors

Floor Tiling to Kitchen Floor with options of tiles as per Appendix 5.

Skirting

Beveled skirting 120mm x 12 mm - white.

Windowboards

Painted window board bull nosed - White

Walls

Smooth skimmed plaster finish Painted – White

Ceilings

Smooth skimmed plaster finish Painted – White

Electrical

See Appendix 1.

Door

Model 100 Pre-hung Door Set including architrave, as per picture in Appendix 3.

WC:

Floor

Floor tiling with tiles as per Appendix 5 to all WC floors.

Walls

Wall tiling to all wet areas floor to ceilings and to all walls up to 1.2m high throughout all WC's with tiles as per Appendix 5.

Ware

Wash hand Basin, Toilet and Cistern photos see Appendix 2.

Fitted Kitchen

Fully fitted foil kitchen with laminate work top.

Stainless steel extractor hood, single bowls sink and drainer.
¼ turn high spout mixer tap. See Appendix 4.

Stairs

String painted White. Newel 90 x 90 mm square painted white. Handrail – stained Oak and varnished

Warranty

10 Year Homebond Structural Warranty

Note

The finishes/sizes on site may vary if certain material becomes unavailable or the planned finish is unsuitable in certain locations

Appendix 1

Schedule of Electrical Fittings

4 Bed Houses

Kitchen	Socket & isolator for extractor hood	
	Socket & isolator for fridge	
	Double socket & isolator DW & WM	
	Cooker Switch 45A	
	Double sockets over counter x 3	
	Double Socket 450mm above FF x 1	
	Centre pendent x 1	
	Heat detector x 1	
Living Area	Centre pendent x 1	
	Double sockets x 3	
	TV point x 1	
	Phone x 1	
Utility	Double socket & isolator x 1	
	Double socket x 1	
	Smoke detector x 1	
	Centre pendent x 1	
GF WC	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Hall	Centre pendent x 1	
	Double socket x1	
	Smoke detector x 1	
	Consumer board	
	Doorbell x 1	
External	Bulkhead x 2	
	Isolator for heat pump	

4 Bed Houses

Bed 1	Double sockets x 3	
	Centre pendent x 1	
	Smoke detector x 1	
Bed 2	Double sockets x 2	
	Centre pendent x 1	
	Smoke detector x 1	
Bed 3	Double sockets x 2	
	Centre pendent x 1	
	Smoke detector x 1	
Bed 4	Double sockets x 2	
	Centre pendent x 1	
	Smoke detector x 1	
En Suite	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Bathroom	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Hall FF	Centre pendent x 1	
	Smoke detector x 1	
	Double socket x 1	
Hot Press	Centre pendent x 1	
	Spur & isolator for heating system	
Attic	Centre pendent x 1	
	Double socket water storage pump x 1	

2 Bed Houses

Kitchen Diner	Socket & isolator for extractor hood	
	Socket & isolator for fridge	
	Double socket & isolator DW & WM	
	Cooker Switch 45A	
	Double sockets over counter x 3	
	Double Socket 450mm above FF x 1	
	Centre pendent x 1	
	Heat detector x 1	
Living Area	Centre pendent x 1	
	Double sockets x 3	
	TV point x 1	
	Phone x 1	
Utility	Double socket & isolator x 1	
	Double socket x 1	
	Smoke detector x 1	
	Centre pendent x 1	
GF WC	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Entrance Hall	Centre pendent x 1	
	Double socket x1	
	Smoke detector x 1	
	Consumer board	
	Doorbell x 1	

2 Bed Houses

External	Bulkhead x 2	
	Isolator for heat pump	
	Earth rod	
Bed 1	Double sockets x 3	
	Centre pendent x 1	
	Smoke detector x 1	
Bed 2	Double sockets x 2	
	Centre pendent x 1	
	Smoke detector x 1	
Bathroom	Centre globe x 1	
	Shaver light x 1	
	Extractor fan x 1	
Hot Press	Centre pendent x 1	
	Spur & isolator for heating system	
Attic	Centre pendent x 1	
	Double socket for water storage pump x 1	

Appendix 2

Sanitary Ware



*Shower Door Satin 900
x 900mm*



*Washbasin Mixer Tap &
Waste*



*Dolomite Cast Shower
Tray 800x800mm*



*Thermostatic
Showering Kit*

Appendix 2

Sanitary Ware



*Washbasin &
Pedestal with
Chrome Mixer Tap*



*Combi WC
Toilet and Cistern*

Appendix 3

Internal Joinery



White Shaker Doors

Appendix 4

Kitchen Fittings



RTL62K – Cooker Hood

*Extractor Stainless
600mm*



*Handle
Fat D*



*High Spout ¼ Turn Mixer
Tap*



*Single Bowl
Sink &
Drainer*

Kitchen with shaker style doors, laminate worktop, (handles and hood as above).



Appendix 5

Floor and Wall Tiling

Kitchen Floor Tiles & Splash Back Tiles

Bathroom Floor & Wall Tiles:

Purchasers will be provided with two tile options to choose from.

Appendix 6

- External Windows & Doors



Lane Type
External
Composite Door



Futureproof
Anthracite
Windows

Appendix 7 Heating System

The heating source for each unit will be an externally mounted high efficiency air-to-water split heat pump with integrated hot water storage.

Cold Water Storage by means of 300ltr Aquabox with integrated booster pump.

Space heating provided by means of high efficiency aluminum radiators to all rooms.



RTL31HS –
*Aquabox 300ltr with
Booster Pump*



RTL29HS –
*High Efficiency
Aluminum Radiator*

RTL28HS –
*Split Air-to-
Water Heat
Pump c/w Hot
Water Storage.*

