





## PAINTING & FINISHES

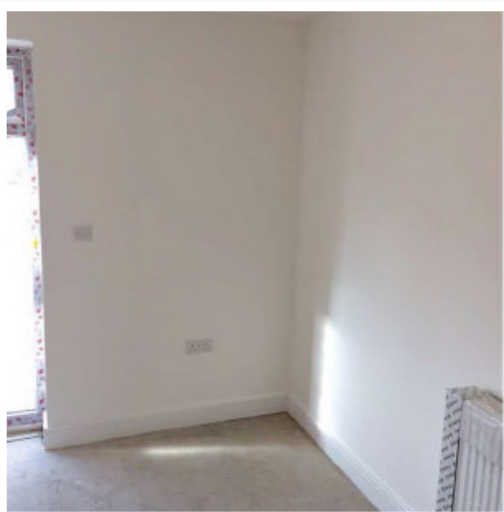
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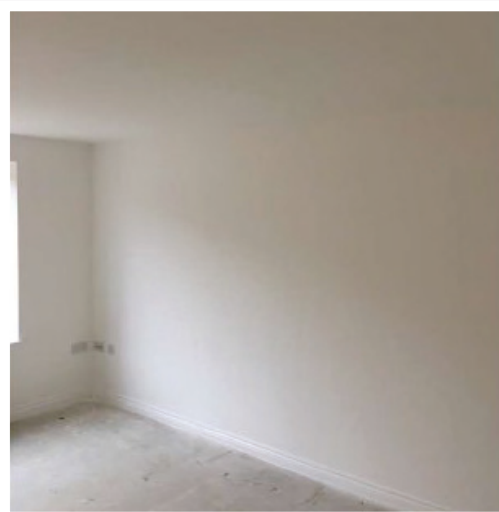
## PAINTING & FINISHES

- 1 Refer to the CQA for all finishing standards. This section aims to provide an overview of the standards expected however, for all the tolerances with regards to finishes refer to the CQA.
- 2 Ensure the plot is swept and vacuumed out and pre-paint snags are complete prior to painting.
- 3 The contractor is responsible for providing protection during painting and it is good practice to use a drip tray.
- 4 The painting contractor is required to carry out reasonable making good of surfaces in preparation for painting.
- 5 Paintwork should be viewed in daylight and from a minimum distance of 2m not by shining light on the surface.
- 6 Paint runs and debris must not be present in paintwork.
- 7 Tilers should confirm customer options before commencing.
- 8 Tiling to be centralised with features, such as above basins, cisterns and below windows spacers must be used.
- 9 Kitchen doors or drawers must align where they are running on the same horizontal. Integrated appliance doors must be fitted and adjusted in line with other units.
- 10 Kitchens must be protected after installation. During snagging, units and worktops should be checked to ensure no scratches or damages have occurred.
- 11 User manuals and guarantee to be provided after installation. Serial number stickers to be applied to the appropriate manual.

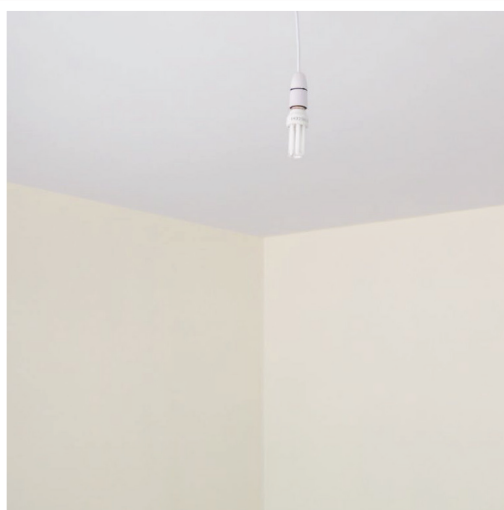
# PAINTING FINISHES – WALLS & CEILINGS



- 1 All walls / ceilings must have at least one mist of top coat and two top coats of emulsion. Four hours of drying time should be allowed between coats.



- 2 Paint runs and debris must not be present in paintwork. External boxing edges must be sanded to remove sharp edges.



- 3 Ceilings and walls must be painted to a high standard without any defects or flashing marks. Ceilings are to be free of nail pops, with a smooth finish and level with the joint at the wall. Painters must follow manufacturer's guidelines.



- 4 Where there are two or more adjacent socket, switches or service outlets they should be aligned horizontally.

## Note:

Finishes should look even and smooth when inspected in daylight from a distance of 2m.



## PAINING FINISHES – WOODWORK



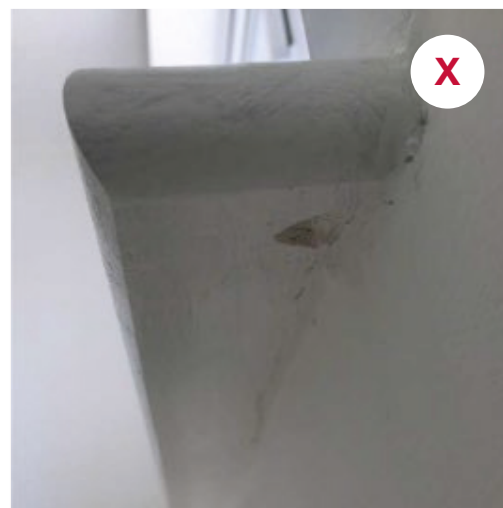
- 1 Before painting starts, plots should be swept out and debris free. All woodwork must be dust and debris free and should be sanded where necessary before painting to ensure a smooth crisp finish.



- 2 Extra care must be taken when applying the final finishing coat to internal woodwork i.e. remove ironmongery. Latches and keeps are to be removed prior to painter's final finishing coat. All items to be re-installed at Final Fix stage, making sure box keeps are installed to all doors.



- 3 Paint on stair balustrades and handrails must be smooth with no drips, runs or nails protruding. Painters must ensure small spaces, undersides and edges are all finished to a high standard.



- 4 The painting contractor is responsible for carrying out reasonable making good of surfaces in preparation for painting. Ensure a sharp, crisp finish is maintained under window boards.

# EXTERNAL DOORS & WINDOWS



**1** Externally, doors will be pre-finished or primed to paint on site so may require to have surface blemishes filled and repaired. Factory primed doors must have a full grey undercoat before finished with site specific top coat.

**2** Doors must be completed to a high standard with consistent colour, no damage or paint runs.



**3** Glazing and beads are to be complete without any scratches or damage. Beads should be smooth and defect free.

**4** As part of the Final Fix, glazing contractors should complete their Final Fix fitting vents etc, windows should be checked to ensure they operate and lock.

## Note:

Glazing should be inspected for scratches and bubbles from 2m and 3m for toughened, laminated and triple glazed glass. Fine scratches should not be more than 25mm long.

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# INTERNAL DOORS



- 1 Final internal doors to be fitted post decoration, minimising potential damage. Sealant should be tooled to remove blisters and irregularities to achieve a neat, smooth finish. Ensure the tops of doors are painted.



- 2 Door furniture must be secure, free from scratches and paint and must be affixed with the correct number of screws.

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## Note:

Where there are fire doors, the tops must not be painted and fire stickers should remain in place at all times.



- 3 Doors must be adjusted to accommodate the chosen flooring options. Gap between underside of door and finished surface should be 10mm to allow for ventilation or as per manufacturer instructions where a fire door has been installed. Edging strips between flooring must be securely fitted with no protruding screws.

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- 4 Doorstops must be fitted securely wherever required. These should be fitted after carpet / flooring options have been laid.

Only approved door stops should be used.

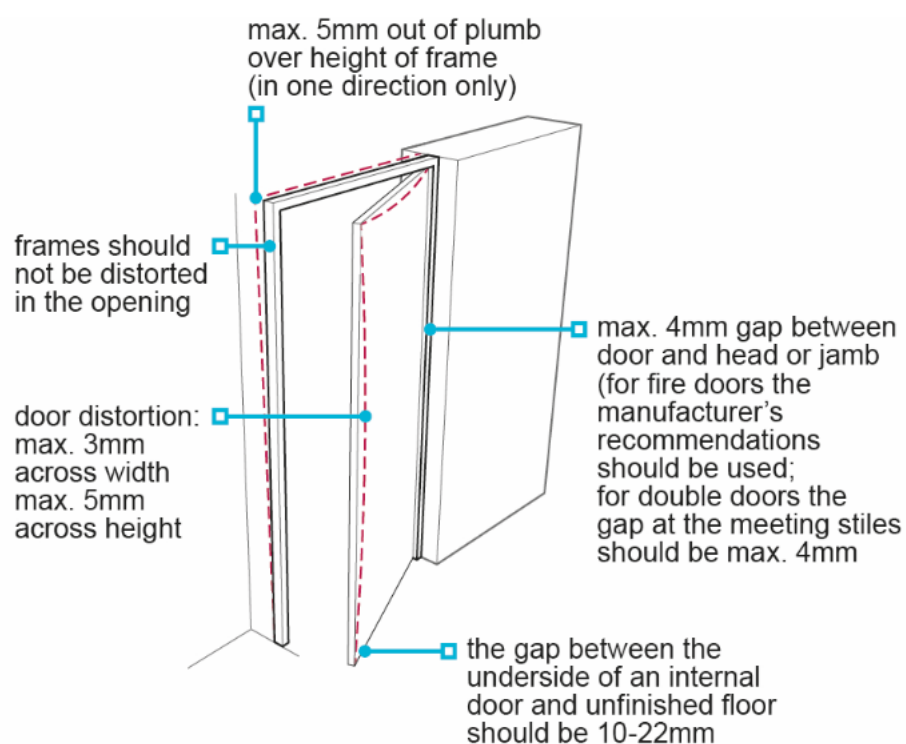




**Note:**

For fire doors, manufacturers' instructions should be used and should have a fire certificate.

**It is essential that the fire door identification is not removed or painted over on the top of the door.**



The max. gap should not exceed 22mm, however, homeowners will need to choose a covering to suit or adjust the door height accordingly.

In England and Wales, where the builder provides a floor finish there should be a gap of 10mm between the bottom of the door and floor finish (for a 760mm wide door)

the dimensions are without prejudice to satisfactory performance in terms of weathertightness, draught exclusion and fire resistance





## BATHROOM FINISHES

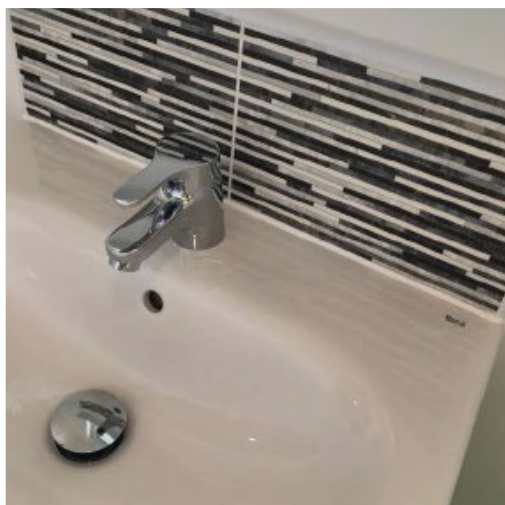


- 1** Tilers should confirm the customer's options before setting out. Due to the variety of options, tilers will have to use discretion when setting out. All tiling must be neat and level with consistent grout gaps. Wet area window sills must be tiled.

Grout line must be filled correctly, rubbed and cleaned.



- 2** Tiling should be centralised with features, such as above basins, cisterns and below windows spacers must be used. No cut or exposed tiles should be exposed at edges or corners. Fit quadrant bead or square edge to all exposed tiles and border edges.



- 3** Tiled splash backs to basin must finish in line with basin edges inclusive of bead. Tiled beads must finish flush with all sanitary ware.



- 4** Mastic or sealant must be smooth and clean excess should be removed from surfaces. Fill the bath before applying the sealant, this will stop it from cracking.

# KITCHEN FINISHES

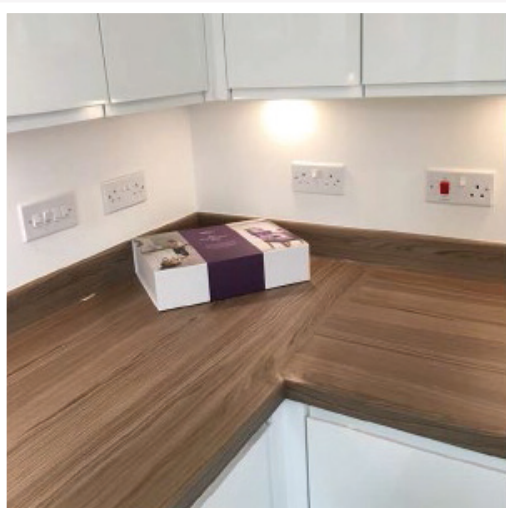


- 1** Kitchens must be finished to a high standard, units, doors and worktops must be free from scratches viewed in daylight from a distance of 0.5m. Handles must be securely fixed, unit doors must align including over integrated appliances. They must be installed as per manufacturer's instructions, and tested after installation.

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- 2** Plinths must be securely fitted and neatly joined free from scratches or marks. All gas hobs fitted over a drawer unit or open space unit to be fitted with a removable separation panel positioned below the appliance, so as to restrict access to the underside of the appliance by the user or combustible materials. The separation panel will be supplied by the kitchen manufacturer.



- 3** Manuals to be provided after installation. Serial numbers to be applied to the appropriate manual. Installation instructions and warranty form to be removed from pack and passed to site sales to be provided to the customer in their warranty box.



## FLOORING FINISHES



- 1 Carpets with patterns must be laid square to the wall and stretched to give a flat, even finish.



- 2 Vinyl flooring should be neatly installed and finished to perimeters and door thresholds with no blemishes or undulations seen to the finish.



- 3 Treads and risers fixed with any nails removed with no movement or noises. Warning labels must be displayed as shown. Labelling must be spray painted on a minimum of each alternate tread.

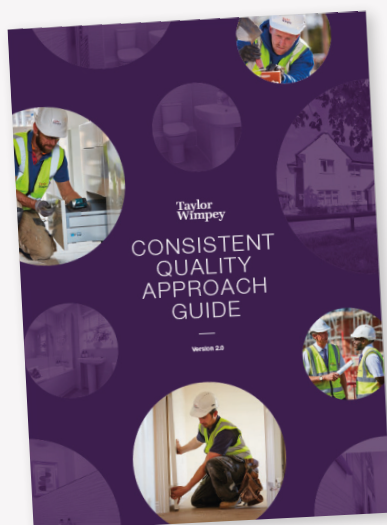


- 4 Tiling should run square with the walls and should be level and smooth particularly at doorways and junctions. Tiling should be fitted with skirting, coves, cover strips and other preformed components and installed in accordance with manufacturer's recommendations. Tiles should run square with the walls.

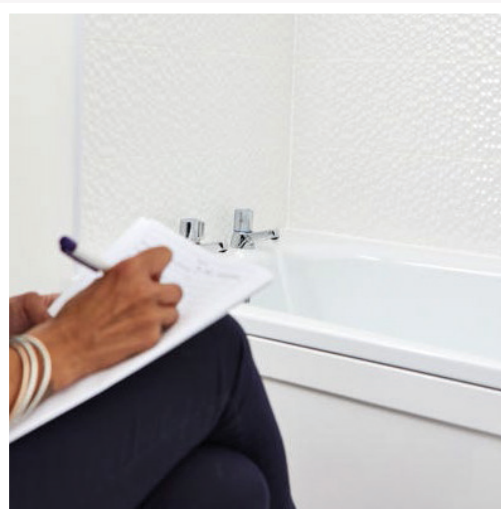
# CUSTOMER READY



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- 1 The CQA gives standards on all key inspection areas throughout the build lifecycle.



- 2 The home is ready for an HQI by the Customer Service department once the plot has been completed, considered to be defect free by site and is signed off by NHBC and Building Control.