



## **SPECIFICATION**

### **SPECIFICATION FOR EXTERNAL REDECORATION**

#### **BRITISH STANDARD**

Except where indicated otherwise, all work shall be in accordance with B.S. 6150.

#### **GENERALLY**

##### **Specification**

This Specification is to be used as a guide to the full Specification of the paint manufacturer.

Where conflict occurs between this Specification and the paint manufacturers Specification this Specification is to apply.

All materials and workmanship where not specifically described or specified are to be of the best quality available complying at least with current British Standard Specifications.

##### **Workmanship**

The work shall be left in perfect condition, free from brush marks, patches and any other irregularities should any of the work be not to the satisfaction of the Contract Administrator by reason of faulty workmanship or carrying out painting in adverse weather conditions the Contractor shall thoroughly scrape and clean off and repaint to the satisfaction of the Contract Administrator.

## **Testing and Samples**

The Contractor shall allow for providing samples of paint and providing paint film samples and subsequent making good for laboratory analysis of the work, which will be required by the Contract administrator. The Contractor will be required to strip off and redecorate such sections of work as are determined by the Contract Administrator should any defects be found under laboratory analysis.

## **Manufacturers / Suppliers**

Materials unless otherwise described shall be obtained from one of the following suppliers/manufacturers and brought to site in sealed tins and used strictly in accordance with the manufacturer's instructions. Should the contractor wish to use materials manufactured by an alternative supplier an application in writing shall accompany this document at tender submission. Contractors should be aware that it is assumed this tender has been priced using the material specified and that it should not be assumed there is a forgone conclusion that the application for alternative materials will be accepted.

All alternative materials will be similar or better than that specified.

## **Wood/Metal Work Coatings**

- 1) Kalon Decorative Products- [ Leyland or Johnstone products]
- 2) Akzo Nobel Decorative Coatings Ltd
- 3) Crown Berger Europe Ltd

Stain for joinery (including gates and handrails) shall be:

- 1) Johnstone opaque wood finish
- 2) Dulux Weathershield Wood stain

Preservation wood stain for stained sheds, fencing etc. shall be

- 1) Johnstone Exterior Shed and Fence Treatment

## Masonry Coatings

Masonry paint shall be obtained from one of the following suppliers, manufacturers and bought to the site in sealed tins and used strictly in accordance with the manufacturers' instructions.

- 1) Stormshield Pliolite Based Masonry Finish- Johnstones' Decorative Products.
- 2) Truquard Pliolite Resin Based Masonry Paint- Kalon Decorative Products.

## Generally

The Contractor should ensure that all colours specified are obtained in the finishes specified from the manufacturer of his choice.

Paint **must not be** thinned without written approval of the Contract Administrator.

The areas for redecoration required under this contract are set out later in this section, the scheme contains a mixture of property types.

The work comprises,

- 1) The decoration of all new and previously treated surfaces of the dwellings, outbuildings, clothes posts within the curtilage. Where a scheme includes drying areas, etc. these shall be included in the general pricing. The Contractor shall not allow for the decoration of structures erected by the tenants.
- 2) The cleaning of all windows, upvc fascia & soffits, upvc window frames, upvc doors and door frames

Replacement joinery should be installed already primed. Generally, this joinery will be decorated to match surrounding decorations in alkyd gloss.

All outward opening timber doors, such as those used in outbuildings, and frames shall be decorated on both faces.

## **Pricing**

The Contractors rates/prices shall include for all costs in complying with the preliminary and the workmanship and materials sections.

The dwellings are listed later in this section and the Contractor should price each separately, however if he chooses to average the costs of the work to each property he is reminded that the costs inserted will be used for valuations, and for all omissions/additions of properties appertaining to this contract.

Pricing for blocks of flats shall be for the total block

The Schedule of Rates and Dayworks Sections must be priced separately and carried to the final summary page and the total when added to the works section will form the contract sum.

## **Colours**

Colours are given in the following specification as a guide for the Contractor's information. Greatwell Homes reserve the right to vary colours.

## **Repairs**

The repairs required prior to painting will form part of the works. Each property will have been surveyed by the Greatwell Homes.

The Contractor shall bring to Greatwell Homes attention any unforeseen repairs that he may find, these will be added to the works and if necessary, the Contractor shall allow for returning and completing decorations to any such repairs to any part of the premises.

## **PREPARATION**

### **Generally**

All surfaces to be painted shall be thoroughly dry, clean and smooth before the application of paint.

No paint shall be applied to surfaces structurally or superficially damp and not when the temperature is below two degrees Celsius or in any other adverse weather conditions.

### **Washing Down**

All previously painted surfaces shall be thoroughly washed down with Super Soap solution to remove all dirt and deposits before commencement of painting and allowed to dry. Stubborn marks are to be removed with white spirit.

### **Cutting Out Repairing Cracks etc.**

All cracks etc. in existing surfaces shall be cut out and repaired using materials compatible with the existing surfaces and subsequent treatments, the repaired surface shall be rubbed down and sized, primed or sealed as appropriate.

Cracks subject to movement in rendered/concrete surfaces shall be pointed with an approved polysulphide mastic.

### **Previously Primed and Undercoated Surfaces**

All previously primed and undercoated surfaces shall be washed down, cleaned off sanded smooth and touched up with a compatible primer or undercoat as necessary.

### **Woodwork Surfaces**

All woodwork shall be washed down, cleaned off and sanded to an even surface and all arises rounded. All knots are to be treated with two thin coats of best quality Shellac Knotting.

Any existing paintwork that is blistered, crazed or defective shall be burnt off or stripped off, rubbed down, primed and redecorated all as described for new primed woodwork.

### **Stained or Varnished Joinery**

All stained or varnished joinery shall be cleaned down and sanded to an even surface, including bleaching and staining to obtain a uniform colour.

### **Metalwork Surfaces**

All metalwork shall be washed down, wire brushed to remove all rust and mill scale and shall be rubbed down with white spirit to remove all oil and grease.

Where a metal primer is specified on galvanized metal surfaces the Contractor shall include in his rates for etching the surface by using a mordant solution followed by primer.

### **Painted Render - Concrete and Brick Surfaces**

All rendered, concrete and painted brick surfaces shall be cleaned by means of a high-pressure water jet and stiff brush to remove all dirt, dust, loose particles, grease, mould and lichen algae.

### **Plastered / Artex Surfaces**

All plastered/artex surfaces shall be washed down, cleaned off and any efflorescence removed.

### **Building Board etc.**

All building board etc. shall be washed down, cleaned off to remove all dust and loose particles, nail holes shall be stopped and approved stopping.

### **Rainwater Goods**

All rainwater goods are to be cleaned off all debris and left clear and free running. Plastic surfaces shall be washed down and leathered off.

Where plastic guttering has become unclipped from existing brackets/joints it shall be reclipped.

### **Ironmongery etc.**

The Contractor shall include for removing locks, bolts, fastenings, etc. before the preparation processes are commenced and replacing in position on completion. Touch up all work on completion as required.

### **Glazing Putties**

All cracked loose or otherwise defective putties shall be hacked out completely and the rebate cleaned out and coated with the appropriate primer, allowed to dry and reputtied with the appropriate putty.

## **Glass**

The Contractor shall prior to any preparatory work draw the Contract Administrator's attention to all cracked or broken glazing. Where this is not carried out the Contractor will be responsible for reglazing any broken or cracked glass at his own expense. Include for cutting back any existing overpainting on the working side of all glass to a line of the edge of the putty.

## **Opening Edges**

The Contractor shall paint all opening edges of windows and doors including contacting tenants in order to obtain such access.

## **Draught Strip**

The Contractor is to take care not to paint over draught stripping and will be responsible for replacing any draught strip damaged by paint. All loose draught strips shall be refixed by the Painting Contractor.

## **Plastic Canopies**

Plastic canopies shall, unless previously painted be washed down and leathered off using a proprietary cleaning agent.

## **Plastic Cladding**

Plastic cladding shall be washed down and leathered off using proprietary cleaning agent.

## **PVC-U Windows and Doors**

PVC-U windows and doors shall be washed down and leathered off using a proprietary cleaning agent **PRIOR** to any decoration of surrounding masonry and the like.

## **Plastic/Metal Meter Boxes**

Plastic/metal meter boxes shall be washed down, prepared and painted; one undercoat one full gloss finish coat.

### **Burning Off**

Where the Contractor is ordered to burn off, the whole surface is to be stripped, any edges shall be feathered.

The Contractor may use any safe form of paint burning equipment taking great care not to damage surfaces in any way. The Contractor may also use Nitromores or equal and approved paint stripper. The stripper must be used strictly in accordance with the manufacturer's instructions, neutralising the chemical upon completion.

### **Stripping Galvanized Metal Surfaces**

Where the Contractor is ordered to strip existing paint from galvanized metal surfaces, the whole surface is to be stripped, any edges shall be feathered.

The Contractor shall strip the surfaces by scraping and stripping with Nitromores or equal and approved paint stripper. The stripper must be used strictly in accordance with the manufacturer's instructions, neutralising the chemical the chemical upon completion.

### **Generally**

Primers shall not be applied until the surfaces and preparatory works have been inspected and approved by the Contract Administrator.

No undercoat or finishing coat shall be applied until the previous coat has been likewise approved.

Primed or undercoated work should not be left for an undue period before completing the painting progress.

Primers shall be allowed a minimum period of 24 hours for oil-based primer and eight hours for Acrylic based primer in which to harden before the application of subsequent coats.

Surfaces shall be rubbed down with fine grade sandpaper between each coat.

All paintwork shall be applied by brush, rollers may be used at the discretion of the Contract Administrator.



Where more than one coat of any paint is specified the first coat is to be of a different shade to the second coat.

The number of coats specified in the works section is exclusive of all preparation, primer or bringing forward.

### **Woodwork (Dwellings)**

Prepare all surfaces, prime bare patches with BS 5358 wood primer. Apply one undercoat and one alkyd gloss finishing coat to existing painted woodwork, apply one undercoat and two alkyd gloss finishing coats to new primed previously unpainted woodwork, all in accordance with manufacturers recommendations.

Colours: Generally, where painted; fascia boards; bargeboards; window and door frames shall be white.

Where stained the colour shall match as closely as possible the original colour.

Doors to Dwelling:

It is expected that the doors to the properties will be PVC-u Double glazed doors.

Doors to outhouses, external WC's and stores will be painted to a colour of the tenant's choice.

The Contractor shall allow for contacting the tenants and obtaining their choice from the following colours:

04 D 45, 14 C 39, 20 D 45, 08 E 51;

Any door numerals shall be picked out in black enamel paint.

### **Painted Woodwork (General)**

Where any existing previously decorated timber surfaces have been burnt off/chemically stripped the Contractor should allow for redecoration as new woodwork.

### **Stained or Varnished Joinery**

Prepare all surfaces, apply two coats stain finish to previously decorated joinery and three coats of stain finish to new joinery.

Prepare all surfaces, apply two coats clear varnish finish to previously decorated joinery and three coats of clear varnish finish to new joinery.

### **Metalwork**

Prepare all surfaces, prime bare patches with an approved rust converting metal primer on ferrous metalwork and zinc chromate primer on nonferrous metalwork. Apply one undercoat and one alkyd gloss finishing coat to existing painted metalwork, apply one undercoat and two alkyd gloss finishing coats to new primed previous unpainted metalwork, all in accordance with manufacturers recommendation.

Colours: Windows and Door Frames - White

14 C 39, 04 D 45 and 20 D 45 alternatively

Gutters, downpipes and the like - Black.

Where existing galvanised metal surfaces have been stripped, the Contractor shall allow for etching the surface by using a mordant solution, priming, filling and redecorated all as described for new primed metalwork.

### **Painted Render, Concrete, Brick, Building Board and the Like**

Prepare all surfaces, sterilize with a diluted bleach solution, apply approved proprietary anti-fungi treatment used in accordance with manufacturers instructions.

Apply two full coats pliolite resin finish. Unpainted render repairs shall be given an additional coat of pliolite.

Colours shall be: 08 C 31.

### **Plinths/splash courses**

All plinths/splash course whether previously painted or not shall be coated with two coats of Synthaprufe.

### **Concrete canopies**

All concrete canopies whether previously painted or not shall be treated with two coats of Synthaprufe (or equivalent) to top surfaces, and three coats of Pliolite paint to sides and soffit. (colour 08 C 31)

### **Previously painted Bitumastic surfaces**

Prepare and apply two coats of Wailes Dove Bitumastic PLC's black bitumastic solution to previously bitumastic painted surfaces.

### **Plaster/Artex Surfaces**

Prepare all surfaces. Prime bare patches and apply two coats of vinyl emulsion paint to existing painted plaster or artex surfaces. Apply one mist and two cull coats vinyl emulsion paint to new plaster or artex surfaces. All in accordance with manufacturers recommendations.

## **SPECIFICATION FOR THE INTERNAL WORKS**

### **THE WORKS**

The works are as previously stated. The specification that follows is a generic specification of materials, preparation and method. All materials are to be applied to manufacturers' recommendations.

### **MANUFACTURERS/SUPPLIERS**

Materials (ie paint and varnish) unless otherwise described shall be obtained from one of the following suppliers/manufacturers and brought to site in sealed tins and used strictly in accordance with the manufacturers instructions.

**Crown Trade Timinox Range**

**Dulux Trade Pyroshield**

**Thermoguard**

**OR other approved by the Client**

### **Paint/Varnish Finish to be fire/flame retardant**

### **BLOCK OF FLATS**

Walls to communal/ stairwell areas in flats – Eggshell finish

Ceilings – Vinyl Matt finish

### **SUPPORTED LIVING SCHEMES**

Walls in communal/stairwells and corridor areas and communal kitchens supported

living schemes- vinyl silk finish

Walls in communal WC's and Bathrooms areas supported living schemes-Eggshell finish

Walls in Offices – Vinyl silk finish

Ceilings – Vinyl Matt finish

#### **ALL**

Wood work/Metal work – Gloss finish

Varnish- Satin finish

#### **Adhesive for Paper Hanging**

Manufactured to BS.3046 and shall be anti-fungicidal and suitable for using over glue size.

#### **Size**

As specified by the wallpaper/adhesive, manufacturer.

#### **WORKMANSHIP**

##### **Preparation**

##### **Before commencing**

Remove all ironmongery, luminaries and other removable fittings etc. that could be contaminated by the painting work, re-fix upon completion.

##### **Preparation of existing decorated brick, block, plaster rendered surfaces**

- a. Wash or clean off all loose or friable material using water and detergent without abrasive. Where existing surface is emulsion painted a minimum amount of water is to be used.
- b. Scrape back any defective areas to remove all loose and defective material to a firm edge. Cut out any cracks and make good by filling and rubbing down. Any areas bared are to be brought forward with suitable primer and undercoat to present a smooth film of paint to receive subsequent coats.
- c. Steam strip to heavy scrape to remove completely non-washable distemper,

defective emulsion or oil bound water paint coatings where so specified. Make good cracks as above and rub down.

- d. Any ceilings found to be badly stained are to be treated with one coat of sealer.

### **Preparation of existing decorated or painted plasterwork, fibreboard or hardboard surfaces.**

- a. Clean off all loose or friable material using minimum of water and detergent without abrasive to avoid damaging boards.
- b. Scrape back any defective areas taking care not to damage boards to remove all loose and defective material to a firm edge and make good by filling and rubbing down. Renew any tapes to joints where defective. Any areas bared are to be brought forward with suitable primer and undercoat to present a smooth film or paint to receive subsequent coats.
- c. Mould growth or fungus is to be removed from surfaces in the most practical manner and the affected area should be treated with fungicidal solution in accordance with the manufacturers' recommendation.

### **Preparation of existing papers walls and ceilings subsequently to be repapered.**

Strip off all existing paper, clean off all loose or friable material, cut out and make good cracks by filling and rubbing down and apply a coat of size to all surfaces.

### **Preparation of existing painted woodwork**

- a. Clean and rub down all previously painted woodwork to be thoroughly washed with a mild detergent or soap and water, and whilst still wet rubbed down with waterproof abrasive paper to a smooth finish, well rinsed off with clean water and allowed to dry out before repainting commences.

All cracks, crevices and holes are to be scraped out, primed and made good with hard stopping, faced up and rubbed down to an even surface.

Any existing paint work found to be blistered, crazed, perished or defective is to be burnt off, or stripped off, rubbed down, knotted, primed and brought forward with one undercoat before general paint work is commenced.

All woodwork is then to be painted with one coat of undercoat and one coat of gloss paint.

Each coat is to be of a different shade from the one preceding it, allowed to dry in accordance with manufacturers instructions not more than 72 hours between coats, and to be thoroughly hard and flattened down with a fine grade sandpaper before any succeeding coat is applied.

- b. Burn off: any burn off shall be carried out under the direction of the Contract Administrator.

Work burnt off is to be rubbed down, knotted, primed and stopped and brought forward, one undercoat before general paintwork is commenced.

Avoid scorching of the under surface and no burnt off work to be left overnight without being primed.

### **Preparation of existing painted metalwork**

- a. Rub down existing painted metalwork which is in reasonable condition using abrasive paper, hand wire brushing or other suitable non-mechanical means to remove all dirt, loose and defective material.  
Any areas showing signs of rusting should be wire brushed back to bare metal and the areas brought forward with the appropriate primer and undercoat and rubbed down to present a smooth surface to receive subsequent coats of paint.
- b. Chemical strip where specified defective painted surfaces making sure that all residue of stripper is washed off with water; allow to dry and rub down smooth. Prepare, prime and paint as for new work.

## **Preparation of new plaster and rendered surfaces**

- a. Cleaning down: remove mortar and plaster splashes and nibs
- b. Efflorescence: remove surface salts with a stiff fibre brush and leave for 48 hours.

## **Preparation of new wood and plywood surfaces**

- a. Remove all nibs, rough edges etc. with scraper prior to priming.
- b. Degreasing oily hardwoods: if specified wipe down with white spirit immediately before priming hardwoods containing an excess of natural oil.
- c. Knotting: remove resinous exudations and apply two coats of knotting to resinous wood, bluish sapwood and knots. Cover to extend for minimum 25mm beyond affected areas.
- d. Stopping: after priming, stop shakes, open joints, nail holes and similar depressions with stopping pressed well in and finish well in and finish off flush with surface.

## **Preparation of new building board surfaces**

- a. Brush off loose material, dirt and dust
- b. Stopping: stop nail holes and similar depressions after priming with stopping pressed well in. Finish off flush with surface.
- c. Fill joints after priming: finish smooth and flush with surface.
- d. Wood-wool surfaces; clean down and a stiff fibre brush.

## **Preparation of new wall or ceiling surfaces to receive wallpaper**

- a. Rub down with glass paper to remove nibs and loose residue; apply one coat of size overall to even porosity.

## **Preparation of new wood and plywood surfaces for clear wood finishes.**

- a. Lightly rub down with glass paper to a smooth surface to remove all nibs, rough edges etc.
- b. Degreasing oily hardwoods; if specified wipe down with white spirit immediately before applying clear finishes, hardwoods containing an excess of natural oil.
- c. Stopping for clear coatings; stop nail holes and similar depressions with stopping to match the colour of the wood, pressed well in and finish off flush with surface.

## **Patch Plastering**

There are areas that require some repairs to the wall plaster, and it will be assumed that the contractor has taken this into account. All patching should be undertaken using appropriate material suitably bonded to the sub strata, and finished flush with the existing surface. Leave ready to receive paint finish.

## **Electrical Cable Trunking**

Some of the properties have over the years has had considerable electrical works undertaken. The cabling on some has been concealed in surface mounted rectangular plastic trunking. The trunking has been securely fixed to the background, but there are considerable areas where there are either “gaps” between the trunking and the walls or the trunking and the background. The contractor must allow for filling these “gaps” with gun applied painters chalking/filler.



## **Final preparation of surfaces**

- a. Examine the surfaces immediately before painting and, where necessary, undertake the following final preparation;
- b. Wash, wipe or otherwise remove any dirt or contaminants (do not use a brush, which merely moves dust to another surface).
- c. Remove any moisture or condensation by drying the surfaces and applying general warmth in necessary.

## **DECORATION**

### **Factory pre- finished doors.**

Many of the doors installed within the supported living accommodation and blocks of flats (in particular doors leading to individual flats from communal areas or corridors) are factory pre – finished varnish and do not require redecoration, the frames are in most cases painted and will require redecoration..

In such cases the contractor should price for redecoration of the frames and wash and clean the doors. At this stage it is considered that the contractor has visited the sites and obtained all information to provide a tender, any doors showing scratches and blemishes that can be rectified by preparation and two coats of varnish to the total door have been taken into account and allowed for.

Where doors show signs of damage that require more works than the above, these cases should be brought to the client's attention who will advise.

### Unsuitable conditions; do not apply coating when:

- a. Air borne dust and grit is present.
- b. Air temperature is below 4°C
- c. Relative humidity exceeds 80%
- d. The temperature of the surfaces is too low
- e. Substrates have not dried out

- f. Lighting is inadequate for specified high quality finishing coats
- g. There is inadequate ventilation, particularly when volatile coatings are being applied

### **Preparation of coatings**

- a. Thoroughly stir liquid paints so that all solids are fully and evenly incorporated.
- b. Thoroughly shake clear varnish containers; do not stir contents.
- c. Do not thin paints unless so directed by the manufacturer.
- d. Take particular care to observe manufacturers' pot life, timing and curing directions when preparing two-part coating.

### **Application: apply coatings as follows**

- a. Make good any existing priming
- b. Apply specified coatings allowing adequate intervals between coats.
- c. Lightly rub down between coats if necessary, preferably by fine 'wet and dry' paper on fully hardened coatings.
- d. Apply primers by brush unless otherwise approved.
- e. Apply other coatings by manufacturer's preferred method (e.g. brush roller or spray) for the coatings and surfaces involved.
- f. When brushing, apply a full coat evenly worked in and 'laid off'
- g. Each undercoat shall be a different tint, subject to agreement and approval.

### **Paper Hanging: prepare surfaces and hang linings as follows**

- a. Do not commence until surfaces are dry and all other work (including paintwork) is completed.
- b. Fill and rub down the surfaces until perfectly flat and smooth
- c. Do not commence hanging until the complete quantity of material is supplied with due allowances for waste. Check each roll to ensure the pattern, shade and other references are correct and identical.
- d. If necessary, trim all linings to give straight edges
- e. Apply size or primer if necessary to control porosity and as recommended by the adhesive/lining manufacturer. Seal all alkaline surfaces.

- f. Apply adhesive as specified by the manufacturer of the linings.
- g. If necessary or specified, hang lining paper with butt joints at right angles to the wall linings. Finish perfectly smoothly.
- h. Hang wall linings with pattern aligned, with edges plumb and closely butted. Do not change a shade batch within one room or large plain area. Finish perfectly smooth with imperceptible joins and without any adhesive marks or other imperfections. Neatly trim all junctions with other finishing's etc.

### **Patch-Painting**

Where there are marked differences between the conditions of the original paintwork, obtain approval to retain sound coatings and redecorate by the process of bringing forward the areas where defective coats have been removed to provide a uniform space.

### **PVC-u and/or Aluminium Windows and Doors**

Thoroughly clean and wash down using propriety cleaner. Dry with Chamois leather.

### **Glazed Spray Finished Steel Entrance Doors**

Thoroughly clean and wash down using propriety cleaner, repaint as metalwork

**Final Inspection** - Undertake a thorough visual inspection of the completed decorations.

The general quality will be judged as follows:

- a. Satisfactory stopping and filling
- b. Uniformity of gloss, sheen and texture
- c. Uniformity of colour and obscuration of the substrate
- d. Freedom from film defects such as runs, sags, wrinkling, bulking or thinning at edges, entrained dust, dirt or paint.
- e. Accuracy of cutting-in.
- f. General cleanliness and an overall appearance of the work.

## **Sampling and Testing**

Should any of the coating materials appear to be defective, arrange for tests in accordance with 47.3 of BS6150 by an approved testing laboratory.

## **Protection and Completion**

Provide general protection as specified in General Requirements. Provide adequate clean dust sheets and other coverings to protect floors and all other surfaces. Leave the area thoroughly clean, free of paint splashes/splatter to the satisfaction of the Client.