

<b>3.0.00</b>		<b>THE WORKS 76 KENSINGTON CHURCH STREET</b>		
3.0.01	Generally	The Works comprise the external repair and redecoration of the building including remedial works and dry rot treatment to the front elevation at second & third floor levels, plus the internal redecoration of the Common Parts		
3.0.02	Occupation	Throughout the works the residents will remain in occupation. The contractor should therefore make due allowance for any additional works and temporary protection, etc. to minimise disruption to and facilitate the residents' habitation.		
3.0.03	Supervision	The contractor is to provide a single competent Foreman on site for the entire duration of the works for Client / Supervising Officer liaison who is capable of receiving and effectively actioning instructions. The Foreman may be a working Foreman.		
3.0.04	Scaffolding	Provide erect and maintain a fully independent tubular scaffold to all elevations of the building as required. Scaffold to be correctly tied into the building. The contractor is to ensure that the scaffold fully meets all necessary safety requirements and all necessary approvals are to be obtained.  On completion of the works the scaffold is to be carefully struck and any making good and/or touching up is to be undertaken by the contractor.  The scaffolding contractor is to take due care and attention not to damage the garden planting, fences and trellis work.		
3.0.05	Scaffold Security	The Contractor is to show here his additional price for providing security to the scaffold with a UBX Intruder detection, audible alarm and remote signalling electromagnetic energy field and acoustic oscillator detector system or equal and approved by the Supervising Officer.  UBX Security Plc 153 Westbourne Grove London W11 2RS  020 7229 0999 020 7792 4999		
3.0.06		The contractor is to show here his additional price for providing temporary security to the scaffold during erection and striking with a UBX Intruder detection, audible alarm and remote signalling electromagnetic energy field and acoustic oscillator detector system or equal and approved by the Supervising Officer.		

3.0.07	Scaffold Lighting	The contractor is to provide temporary lighting to the scaffold to provide safe night time access and egress for the residents to the front and rear of the property.		
3.0.08	Scaffold Safety	The bottom lift of scaffolding is to be double boarded and underlined with reinforced polythene sheeting to minimise the amount of debris falling through the scaffold. The reinforced sheeting is to be extended vertically to the underside of the second lift of boards.  All ladders are to be locked away above the first lift of scaffold at the end of each working day.		
3.0.09	Scaffold Grilles	The contractor is to provide and fix wire mesh security panels to the vertical face of the scaffold between the first and second lift of boarding.		
3.0.10	Temporary Scaffold Roof	Provide erect and maintain a fully sheeted and weatherproof temporary roof scaffold to the front roof slope, mansard and parapet of the building as required. Scaffold to be correctly tied into the building. The contractor is to ensure that the scaffold fully meets all necessary safety requirements and all necessary approvals are to be obtained.		
<b>4.0.00</b>		<b>MAIN ROOF LEVEL</b>		
4.0.01	Generally	The Works comprise repair works to coverings, parapets and flashings. Renewal of front parapet gutter and mansard roof structure.		
4.0.02		All leadwork to be completed strictly in accordance with the printed recommendations of: -  The Lead Sheet Association Hawkwell Business Centre Maidstone Road Pembury Tunbridge Wells Kent TN2 4AH  Tel: 01892 822773 Fax: 01892 Email: <a href="mailto:leadsa@globalnet.co.uk">leadsa@globalnet.co.uk</a>  All new leadwork to be treated with one coat patination oil each side prior to fixing.  All leadwork (including new) to be cleaned and treated with one coat of patination oil upon completion of the works.		

4.0.03		<p>All asphalt roofing works to be completed strictly in accordance with the printed recommendations of: -</p> <p>The Mastic Asphalt Council 8 North Street Ashford Kent TN24 8JN</p> <p>Tel: 01233 634411 Fax: 01233 634466</p>		
4.0.04		<p>All render and mortar repairs are to be completed with Hydraulic Lias Limes Limited HL2 Blue Lias Hydraulic Lime Render (1:2) and mortar (1:3) respectively. Mixed and applied strictly in accordance with the manufacturer's instructions and BBA Certificate No. 99/3581 Detail Sheets 2 &amp; 3, see Appendix I.</p> <p>Hydraulic Lias Limes Limited Tout Quarry Charlton Adam Somerset TA11 7AN</p> <p>Tel: 01458 883179 Fax: 01458 224409</p>		
<b>4.1.00</b>		<b>Front Parapet Gutter &amp; Mansard</b>		
4.1.01	Strip Out	Strip off artificial slates, battens, underfelt, insulation etc. including all associated lead flashings to front mansard roof and dispose off site.		
4.1.02		Strip off all lead coverings to dormer window structures and dispose off site.		
4.1.03		Remove 2no dormer window frames and dispose off site.		
4.1.04		Strip up parapet gutter asphalt including all associated flashings, gutter boards, bearers etc. and dispose off site.		
4.1.05		Hack off all render to the front parapet wall from gutter level up & over the parapet and down to the top of the principal cornice on the front elevation, dispose off site.		
4.1.06		Hack off all render to the north & south party walls from gutter level up to coping level and to the front edge of the parapet wall; dispose off site.		
4.1.07	Repairs	<p>Cut back bottom of mansard roof rafters to remove dry rot affected timber, notionally 600mm; dispose off site.</p> <p>Splice in new rafter feet comprising 50x150mm treated sawn softwood to replace damaged timber and provide a 600mm overlap with the existing rafter. Joint to existing timber to be 4x staggered bolted with galvanised M12x130mm bolts with head, nut, washer and dogtooth connector.</p> <p>Base of new rafter feet to be securely nailed to replacement floor joists (specified elsewhere).</p>		

		<p>Allow for all necessary temporary support, weatherproofing, and to maintain the security of the property in connection with this item.</p> <p>Note: - Internal Works in relation to this item specified elsewhere</p>		
4.1.08		<p>Allow the PROVISIONAL SUM of £500.00 for additional rafter repairs in excess of that specified. Upon the written instructions of the Supervising Officer.</p>	500	00
4.1.09		<p>Allow the PROVISIONAL SUM of £2,500.00 for repair / rebuilding of brickwork parapet following the removal of the render. Upon the written instructions of the Supervising Officer.</p>	2,500	00
4.1.10		<p>Construct new parapet gutter to fall evenly to existing rainwater outlet, comprising: -</p> <ul style="list-style-type: none"> <li>• 19mm WBP plywood boarding; ensure boarding extends minimum 225mm under eaves slates</li> <li>• 50x50mm treated sawn softwood bearers</li> <li>• 38x125mm treated sawn softwood freestanding "kerb" to parapet</li> <li>• 35x38mm treated sawn angle fillet to eaves</li> </ul>		
4.1.11	Roofing	<p>Lay 20mm 3 coat Mastic Asphalt BS988 table 4 to front parapet gutter including all necessary ends, upstands, fillets, drips, collars etc.</p> <p>Coverings to be laid on galvanised expanded metal lathing and sarking felt separating membrane.</p> <p>Ensure gutter linings are dressed over tilting fillets under slate eaves and ensure 150mm high upstands at parapet walls.</p> <p>All coverings to be properly worked and sealed into existing rainwater outlets and scuppers.</p>		
4.1.12		<p>Prepare and paint two coats "Solarflect" solar reflective paint to all asphalt gutter coverings including skirtings, upstands, drips and the like.</p> <p>RIW Limited ARC House Terrace Road South Binfield Bracknell Berks RG42 4PZ</p> <p>Tel: 01344 861988 Fax: 01344 862010 Email: <a href="mailto:enquiries@riw.co.uk">enquiries@riw.co.uk</a></p>		

4.1.13		<p>Supply and install 100mm Kingspan Thermapitch TP10 zero ODP foil faced insulation boards between rafters to the Mansard roof, ensure ventilation gap to the outside face of the insulation.</p> <p>Kingspan Insulation Ltd Pembridge Leominster Herefordshire</p> <p>Tel: +44 (0) 870 850 8555 Fax: +44 (0) 870 850 8666 E Mail: <a href="mailto:info.uk@insulation.kingspan.com">info.uk@insulation.kingspan.com</a></p>		
4.1.14		<p>Supply and lay Redbank Duchess Premier Slate, colour Heather Blue, 600x300mm laid with 75mm headlap using stainless steel nails and disc rivets, on 25x50mm treated sawn softwood battens and Monarflex Monaperm 450 breather underlay.</p> <p>All abutments to be formed with full one &amp; a half width slates with 0.8mm thick Zinc BS849 soakers to suit. Abutments to front dormer windows to have soaker detail.</p> <p>Tops to have double course slates, eaves to be double course with undereave slate.</p> <p>Red Bank Manufacturing Company Limited Atherstone Road, Measham, Swadlincote, Derbyshire DE12 7EL England</p> <p>Tel: 01530 270333 Fax: 01530 273667 Email: <a href="mailto:sales@redbankmfg.co.uk">sales@redbankmfg.co.uk</a></p>		
4.1.15		<p>Provide and fix new Code 5 coverings, BS1178 fixed with brass screws, to 2no front mansard dormer windows roofs and cheeks including all necessary upstands, flashings, fillets, drips, collars etc.</p> <p>Coverings to be laid on non-woven polyester separation membrane fixed with copper clout nails.</p> <p>All edges to be welted.</p> <p>All junctions with timber windows to be sealed with silicone sealant.</p> <p>Ensure apron flashing is tucked up under sills minimum 50mm.</p> <p>Provide 1no brass screw and washer with lead dot fixing to each dormer cheek.</p>		

4.1.16		Provide and fix Code 4 lead apron flashing 300mm girth, to be provided at junction of roof / mansard slope.		
4.1.17		Provide and fix Code 4 lead cover flashing at abutments to party walls 200mm girth dressed over the soakers.  Provide and fix stainless steel render drip bead plugged and screwed to brickwork.  Flashing to extend at least 50mm up behind the render drip and be securely fixed to the brickwork.  Ensure 150mm clearance between roof coverings and drip bead.		
4.1.18		Provide and fix Code 4 lead cover flashing to the parapet wall and abutments to party walls, 200mm girth dressed over the asphalt upstand.  Provide and fix stainless steel render drip bead plugged and screwed to brickwork.  Flashing to extend at least 50mm up behind the render drip and be securely fixed to the brickwork.  Ensure 150mm clearance between roof coverings and drip bead.		
4.1.19	Render	Render inside faces of party walls with 20mm thick 2 coat Blue Lias Hydraulic Lime Render (1:2). Allow for any dubbing out that may be required to achieve a uniform level finish. Form neat undercut joints to existing render finishes. Leave ready to receive decorations.		
4.1.20		Render inside faces, top and front of front parapet wall down to the top of the principal cornice with 20mm thick 2 coat Blue Lias Hydraulic Lime Render (1:2). Allow for any dubbing out that may be required to achieve a uniform level finish. Form neat undercut joints to existing render finishes. Leave ready to receive decorations.		
4.1.21	Windows	Supply and fix 2no new hardwood timber sash windows to the dormers to exactly match existing. Glazing to be 6mm clear float glass. Polished brass ironmongery. All junctions to leadwork to be sealed with grey silicone mastic. Leave ready to receive decorations.		
<b>4.2.00</b>		<b>Main Front Roof</b>		
4.2.01	Generally	No access was available to the front roof pitch. The following clause is PROVISIONAL.		
4.2.02	Roofing	Allow the PROVISIONAL QUANTITY of 6no to replace damaged or missing artificial slates to the front elevation mansard. Slates to be securely fixed with lead tingles.		

<b>4.3.00</b>		<b>Main Rear Roof</b>		
4.3.01	Generally	Works comprise remedial works to the coverings and flashings.		
4.3.02	Roofing	<p>To the North Mansard party wall abutment adjacent to the eaves, neatly cut back render from roofline in preparation for new flashing.</p> <p>Provide and fix Code 4 lead cover flashing to the abutment to party wall, 200mm girth dressed over the soakers.</p> <p>Provide and fix stainless steel render drip bead plugged and screwed to brickwork.</p> <p>Flashing to extend at least 50mm up behind the render drip and be securely fixed to the brickwork.</p> <p>Ensure 150mm clearance between roof coverings and drip bead.</p> <p>Re-render margin into drip bead with Blue Lias Hydraulic Lime Render (1:2). Form neat undercut joint to existing render.</p>		
4.3.03		<p>Strip verge abutment slates back up to the course adjacent to the end of the lead raking cover flashing and dispose off site.</p> <p>Re-lay verge abutment courses to main slope with new artificial slates closely to match existing. All abutments to be formed with full one &amp; a half width slates with 0.8mm thick Zinc BS849 soakers to suit.</p>		
4.3.04		Provide and fix Code 4 lead cover flashing to projection at the base of the rear north party wall chimney. Flashing to be tucked under existing lead capping to party wall to provide minimum 50mm cover to the raking flashing below, fixed with lead wedges and pointed with grey silicone mastic.		
4.3.05		<p>Strip eaves courses and dispose off site.</p> <p>Re-lay eaves to main slope with new artificial slates closely to match existing, ensuring neat and accurate cutting around the dormer window. Eaves to have double course with undereave slate.</p> <p>Neatly redress the existing flashing at the junction with the Mansard roof. Ensure that the head of the flashing is dressed under the sarking felt of the main pitch roof.</p>		
<b>4.4.00</b>		<b>Rear Mansard</b>		
4.4.01	Generally	Works comprise the provision of soakers and flashings at abutments.		
4.4.02		To the north mansard party wall abutment neatly cut back render from roof line in preparation for new flashing.		

		<p>Provide and fix Code 4 lead cover flashing to the abutment to party wall, 200mm girth dressed over the soakers.</p> <p>Provide and fix stainless steel render drip bead plugged and screwed to brickwork.</p> <p>Flashing to extend at least 50mm up behind the render drip and be securely fixed to the brickwork.</p> <p>Ensure 150mm clearance between roof coverings and drip bead.</p> <p>Re-render margin into drip bead with Blue Lias Hydraulic Lime Render (1:2). Form neat undercut joint to existing render.</p> <p>Note: - Allow to dismantle and re-assemble the upvc SVP as required for access.</p>		
4.4.03		<p>Strip verge abutment slates and dispose off site.</p> <p>Re-lay verge abutment courses to mansard slope with new artificial slates closely to match existing. All abutments to be formed with full one &amp; a half width slates with 0.8mm thick Zinc BS849 soakers to suit.</p>		
4.4.04		<p>To the south mansard party wall abutment neatly cut back render from roof line in preparation for new flashing.</p> <p>Provide and fix Code 4 lead cover flashing to the abutment to party wall, 200mm girth dressed over the soakers.</p> <p>Provide and fix stainless steel render drip bead plugged and screwed to brickwork.</p> <p>Flashing to extend at least 50mm up behind the render drip and be securely fixed to the brickwork.</p> <p>Ensure 150mm clearance between roof coverings and drip bead.</p> <p>Re-render margin into drip bead with Blue Lias Hydraulic Lime Render (1:2). Form neat undercut joint to existing render.</p>		
4.4.05		<p>Strip verge abutment slates and dispose off site.</p> <p>Re-lay verge abutment courses to mansard slope with new artificial slates closely to match existing. All abutments to be formed with full one &amp; a half width slates with 0.8mm thick Zinc BS849 soakers to suit.</p>		
<b>4.5.00</b>		<b>Roofing Work Generally at all Roof/Terrace Levels</b>		
4.5.01		Allow closely to inspect all lead flashings, redress and re-point as necessary with grey silicone mastic.		

4.5.02		Clean and apply one coat of patination oil to all leadwork.		
4.5.03		Provide wire/upvc cowls where missing or damaged as appropriate, to all SVPs, RWP's, hoppers etc. at all levels.		
4.5.04		Sweep out all leaves and accumulated debris from the roof level to ensure that the scuppers, outlets, and down pipes for the entire rainwater system at all levels are free flowing.		
4.5.05		Neatly clip or tie all loose and trailing cables at all roof levels as necessary. Remove all obviously redundant cables. Inspect all cable entries and allow to re-seal as necessary.		
<b>5.0.00</b>		<b>LOWER ROOFS &amp; BALCONIES</b>		
<b>5.1.00</b>		<b>Third Floor Rear Terrace &amp; Parapet Gutter</b>		
5.1.01	Generally	Works comprise the replacement of tile and asphalt finishes together with associated lead flashings.		
5.1.02	Strip Out	Strip out quarry tile floor finishes and dispose off site.		
5.1.03		Strip up all asphalt roof finishes including all associated flashings etc. and dispose off site.		
5.1.04	Repairs	Allow the PROVISIONAL SUM of £250.00 for repairs to timber roof decking. Upon the written instructions of the Supervising Officer.	250	00
5.1.05	Roofing	Lay 20mm 3 coat Mastic Asphalt BS988 table 4 to front terrace and parapet including all necessary ends, upstands, fillets, drips, collars etc.  Coverings to be laid on galvanised expanded metal lathing and sarking felt separating membrane.  Ensure gutter linings are dressed over tilting fillets under slate eaves and ensure 150mm high upstands at parapet walls.  All coverings to be properly worked and sealed into existing rainwater outlets and scuppers.		
5.1.06		Prepare and paint two coats "Solarflect" solar reflective paint to all exposed asphalt coverings including skirtings, upstands, drips and the like.		
5.1.07		To the parapet walls neatly cut back render above asphalt skirting in preparation for new flashing.  Provide and fix Code 4 lead cover flashing, 200mm girth dressed over the asphalt skirtings, ensure 19mm clearance above terrace finishes.  Provide and fix stainless steel render drip bead plugged and screwed to brickwork.  Flashing to extend at least 50mm up behind the render drip and be securely fixed to the brickwork.		

		<p>Ensure 150mm clearance between roof coverings and drip bead.</p> <p>Re-render margin into drip bead with Blue Lias Hydraulic Lime Render (1:2). Form neat undercut joint to existing render.</p>		
5.1.08		<p>Supply and lay new 150x150mm quarry tiles closely to match existing with centre panel laid diagonally within a square laid border. Bedded in Ardu-Flex 5000 adhesive, grouted with Ardu-Flex FL, colour grey.</p> <p>Note: - Tiles are not to be laid in the rear Mansard parapet gutter</p> <p>Ardex UK Limited Homefield Road Haverhill Suffolk CB9 8QP</p> <p>Tel: 01440 714939 Fax: 01440 703424 E-mail: <a href="mailto:info@ardex.co.uk">info@ardex.co.uk</a></p>		
5.1.09		<p>To the exposed edge of quarry tiles at the parapet gutter end. Prime and mastic point a neat 45° triangular fillet with Thioflex 600 polysulphide sealant.</p> <p>Fosroc Limited Coleshill Road Tamworth Staffordshire B78 3TL</p> <p>Tel: 01827 262222 Fax: 01827 262444 E-mail: <a href="mailto:info@fosrocuk.com">info@fosrocuk.com</a></p>		
5.1.10		<p>To the abutments of quarry tiles with the asphalt upstands. Prime and mastic point with Thioflex 600 polysulphide sealant.</p>		
<b>5.2.00</b>		<b>Second Floor Rear Terrace</b>		
5.2.01	Generally	Works comprise the replacement of lead flashings and minor repairs.		
5.2.02	Strip Out	Carefully remove all lead cover flashings and dispose off site.		
5.2.03	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.		
5.2.04		Prepare and paint two coats "Solarflect" solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		

5.2.05		Provide and fix Code 4 lead cover flashing to asphalt upstands 175mm girth. Flashing to be fixed with lead wedges and pointed with grey silicone mastic; ensure 19mm clearance above terrace finishes.		
5.2.06		To the abutments of quarry tiles with the asphalt upstands. Rake out joint, prime and mastic point with Thioflex 600 polysulphide sealant.		
5.2.07	Repairs	Make good and flush point hole in brickwork adjacent to south end of balustrade handrail with Blue Lias Hydraulic Lime Mortar (1:3).		
5.2.08		Remove surplus mastic from faces of brickwork to north & south elevations.		
<b>5.3.00</b>		<b>First Floor Front Balcony</b>		
5.3.01	Generally	Works comprise the treatment and coating of the existing balcony coverings.		
5.3.02		Heat treat the asphalt to the balcony, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive overlay roofing finish.		
5.3.03		Neatly saw cut lock chases to the top level of all upstands, skirtings etc. for the overlay roofing material.		
5.3.04		Employ a specialist subcontractor to apply Liquid Plastics Limited Decothane Beta 10 waterproof coating. Ensure all upstands are turned and sealed into lock chases. Finish to be dressed under timber window sills.		
5.3.05		Supply and fit cast iron or aluminium grating to rainwater outlet in balcony.		
5.3.06		To the 2no cracks in the balustrade handrail. Carefully rake out cracks, make good and fill with Nitoprime and Nitomortar S to exactly match existing in profile and texture. Form neat undercut joints to existing render. Leave ready to receive decorations.  Fosroc Limited Coleshill Road Tamworth Staffordshire B78 3TL Tel: 01827 262222 Fax: 01827 262444 E-mail: <a href="mailto:info@fosrocuk.com">info@fosrocuk.com</a>		

<b>6.0.00</b>		<b>FRONT ELEVATION</b>		
6.0.01	Generally	Works comprise minor repairs to the render.		
6.0.02	Repairs	Make good and flush point around flue to South side adjacent to first floor level window head in Blue Lias Hydraulic Lime Render (1:2). Leave ready to receive decorations.		
6.0.03		Neatly cut out all rusty angle beads to first floor balcony bottle balustrade. Re-set new stainless steel angle beads as required and re-render into beads with Blue Lias Hydraulic Lime Render (1:2), texture to match existing. Form neat undercut joints to existing render. Leave ready to receive decorations.		
<b>6.1.00</b>		<b>Front Lightwell</b>		
6.1.01		Carefully cut out damaged cast iron air brick and replace with new closely to match existing, bedded and pointed in Blue Lias Hydraulic Lime Mortar (1:3). Make good render in Blue Lias Hydraulic Lime render (1:2); texture to match existing. Form neat undercut joints to existing render. Leave ready to receive decorations.		
6.1.02		Carefully cut out damaged ceramic tile nosing to the third staircase tread and replace with new closely to match existing, bedded in Ardu-Flex 5000 adhesive, grouted with Ardu-Flex FL, colour grey.		
<b>6.2.00</b>		<b>Front Boundary Fences</b>		
6.2.01		To boundary railings with No 74. Replace 1no missing cast iron spearhead closely to match existing welded to existing fence. Welds to be ground to a smooth finish. Primed with one coat Fosroc Nitoprime Zincrich, leave ready to receive decorations.		
<b>7.0.00</b>		<b>REAR ELEVATION</b>		
7.0.01	Generally	Works comprise repairs to brickwork and remedial work to windows.		
7.0.02	Repairs	Cut back ivy from rear wall down to boundary wall level and away from doors, windows etc. Scrape brickwork to remove tendrils, suckers etc.		
7.0.03		Allow the PROVISIONAL QUANTITY of 5m to rake out and snag re-point where damaged by ivy, in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
7.0.04		Carefully cut out damaged section of creasing tiles in coping at third floor level, replace with new clay plain creasing tiles bedded and pointed in Blue Lias Hydraulic Lime Mortar (1:3).		
7.0.05		Make good and flush point to 4no overflow pipes at ground floor window head height, with Blue Lias Hydraulic Lime Mortar (1:3).		

7.0.06		Make good and flush point to 3no pipes between basement and ground floor adjacent to north rainwater pipe, with Blue Lias Hydraulic Lime Mortar (1:3).		
7.0.07		To the fire escape stair landing at ground floor level. Clean off all loose scale and flaky steelwork securely to fillet weld the chequerplate floor where it has lifted from the steel supports. Welds to be ground to a smooth finish. Primed with one coat Fosroc Nitoprime Zincrich. Leave ready to receive decorations.		
7.0.08	Joinery	To all rear elevation door and window frames.  Carefully rout a 6x6mm groove for mastic pointing to the outside edges of the frames adjacent to the brickwork. Finish groove with one coat wood primer.  Note: - Removal of mastic pointing and new pointing specified elsewhere.		
7.0.09	Rainwater Pipework	Allow thoroughly to clean and wash down upvc rainwater pipework to the rear elevation.		
<b>8.0.00</b>		<b>ELEVATIONS GENERALLY</b>		
8.0.01		Clean out drips to stone window sills.		
8.0.02		Unblock/clear all air bricks to ensure unrestricted airflow.		
8.0.03		Replace all damaged or missing boiler/ventilation cowls/grilles.		
8.0.04		Allow to employ a specialist subcontractor to neatly re-wire all TV aerial and satellite installations. Neatly clip or tie all cables as necessary and remove all obviously redundant cables. Inspect all cable entries and allow to re-seal with silicone mastic as necessary.		
8.0.05		Cut back excessively long projecting overflow pipes with a neat 45° splay cut to approximately 150-200mm long.		
8.0.06		Lengthen short projecting overflow pipes to approximately 150-200mm long with appropriate material to match existing; finish with a neat 45° splay cut.		
8.0.07		Hack out loose and defective pointing to the reveals of all openings abutting timber frames. Re-point in cement lime mortar (1:1:6) all gaps in excess of 5mm and leave ready to receive polysulphide mastic pointing. Gaps less than 5mm to be left ready to receive polysulphide pointing.  Note: - Expandafoam filler may be used to fill excessively large gaps, under the direction of the Supervising Officer.  Polysulphide mastic pointing is included in the External Redecorations section of the specification.		

8.0.08		Clean out all external light fittings, inspect and allow to leave in good working order.		
8.0.09		Clean down entryphone consoles and replace all identity labels in entryphone system with neatly typed labels.  Note: - A list of all occupants is available from the Supervising Officer.		
<b>9.0.00</b>		<b>DRY ROT WORKS</b>		
9.0.01	Generally	The second floor front elevation wall and windows are infected with dry rot. The rot may also be present in the third floor parapet gutter, mansard roof slope and floor, and in the second floor structure.		
9.0.02	Inspection	The contractor is to expose all potential areas of dry rot infection to the first, second and third floor levels of the front elevation and employ a specialist subcontractor (which is a member of the BWPDA) to provide a written report & quotation for eradicating the dry rot. A list is available at <a href="http://www.bwpda.co.uk">www.bwpda.co.uk</a>		
9.0.03	Treatment	Allow the PC sum of £1,500.00 for dry rot treatment by a BWPDA approved specialist subcontractor.  Add for Contractor's Profit & Attendance  Note: - All treatment to have a ten year insurance backed guarantee.  British Wood Preserving & Damp Proofing Association 1 Gleneagles House Vernon Gate Derby DE1 1UP Tel: 01332 225100 Fax: 01332 225101 Email: <a href="mailto:info@bwpda.co.uk">info@bwpda.co.uk</a>	1,500	00
<b>10.0.00</b>		<b>INTERNAL WORK IN CONNECTION WITH DRY ROT</b>		
10.0.01	Generally	The works comprise the internal refurbishment of dry rot affected rooms to the front elevation at third, second and first floor levels.		
10.0.02	Occupation	Throughout the works the residents will remain in occupation. The contractor should therefore make due allowance for any additional works and temporary protection, etc. to minimise disruption to, and facilitate the residents' habitation.		
<b>10.1.00</b>		<b>Front Bedroom of the Third Floor Flat in Connection with the Front Parapet Gutter &amp; Mansard</b>		
10.1.01	Generally	Note: - External repair works to parapet gutter and front mansard have been specified in the Main Roof Section.		

10.1.02	Temporary Works	<p>Allow carefully to clear working space, approximately 1.5m from the front mansard wall, within the room of furniture, curtains, blinds, carpets, fixtures, fittings etc. Provide physical and dust protection to the existing structure/fixtures &amp; fittings and erect a dust screen between the working area and occupied storage area of the room. Clean, clear &amp; replace in original positions upon completion.</p> <p>Note: - All personal possessions etc. will be removed by the Occupier.</p>		
10.1.03	Strip Out	Allow to employ a specialist subcontractor to relocate the alarm keypad and reinstate in the original position upon completion.		
10.1.04		Carefully remove 2no sets of secondary glazing to the dormer windows; store for re-use. Clean, clear & re-fix upon completion.		
10.1.05		Strip out 2no window boards and dispose off site.		
10.1.06		Strip out skirtings to front elevation and 1.0m returns to each of the party walls and dispose off site.		
10.1.07		Carefully cut plasterboard wall lining at window sill height on front mansard, remove boarding below sills and dispose off site.		
10.1.08		Carefully remove timber floor boards abutting the mansard for a width of 1.20m, dispose off site.		
10.1.09		Allow to dismantle the built in wardrobe and reinstate as required to gain access to the front mansard.		
10.1.10	Windows	<p>Supply and fix 2no new window boards to the dormer windows, comprising: -</p> <ul style="list-style-type: none"> <li>• 25mm treated PAR softwood, rounded edge and radius corners, fixing with screws, pelleted. 19mm overhang to wall finishes. Prime and leave ready to receive decorations</li> </ul>		
10.1.11	Walls	Supply and fix new 12.5mm moisture resistant plasterboard lining with 50mm wide Fibatape to joints, fixed strictly in accordance with the manufacturers' written recommendations with self tapping screws to the mansard wall below sill level.		

10.1.12		Apply PVA adhesive and 3mm skim coat Thistle Multi Finish plaster to the entire mansard wall.  British Gypsum limited East Leake Loughborough Leics LE12 6JT  Tel: 0115 945 6123 Fax: 0115 945 6356 Web: <a href="http://www.british-gypsum.bpb.co.uk">www.british-gypsum.bpb.co.uk</a>		
10.1.13	Floors	Supply and fix new floor boarding to the 1.20m margin behind the mansard wall, comprising: -  <ul style="list-style-type: none"> <li>• 150x25mm treated PAR tongue and groove floor boards</li> </ul>		
10.1.13	Joinery	Supply and fix new skirtings to the mansard wall and 1.00m returns to each party wall, comprising: -  <ul style="list-style-type: none"> <li>• Treated PAR softwood moulded skirting to exactly match existing</li> <li>• 45 degree splice joint to existing skirtings</li> </ul>		
<b>10.2.00</b>		<b>Front Reception Room of the Second Floor Flat</b>		
10.2.01	Temporary Works	Allow carefully to clear working space, approximately 1.5m from the front wall, within the room of furniture, curtains, blinds, carpets, fixtures, fittings etc. Provide physical and dust protection to the existing structure / fixtures & fittings and erect a dust screen between the working area and occupied storage area of the room. Clean, clear & replace in original positions upon completion.  Note: - All personal possessions etc. will be removed by the Occupier.		
10.2.02	Strip Out	Remove wall light fitting to south wall and reinstate in the original position upon completion.		
10.2.03		Carefully remove 2no sets of secondary glazing to the sash windows; store for re-use. Clean, clear & re-fix upon completion.		
10.2.04		Strip out 2no sash windows complete with architraves, window boards etc. and dispose off site.		
10.2.05		Strip out 2no radiator casings and dispose off site.		
10.2.06		Drain down and remove 2no radiators, store for re-use. Clean and re-fix upon completion. Allow to refill heating system, vent and balance. Carry out heat test and add corrosion inhibitor.		

10.2.07		Strip out skirtings to front elevation and 1.0m returns to each of the party walls and dispose off site.		
10.2.08		Strip out dado rails to front elevation and 1.0m returns to each of the party walls and dispose off site.		
10.2.09		Carefully cut back plaster ceiling including cornice back to the chimney breast and dispose off site.		
10.2.10		Hack off plaster to the front elevation and dispose off site.		
10.2.11		Carefully remove timber floor boards abutting the front elevation for a width of 1.20m, dispose off site.		
10.2.12	Repairs	<p>Cut back ends of third floor joists to remove dry rot affected timber, notionally 600mm; dispose off site.</p> <p>Splice in new joist ends comprising 75x225mm treated sawn softwood to replace damaged timber and provide a 600mm overlap with the existing joist. Joint to existing timber to be 4x staggered bolted with galvanised M16x180mm bolts with head, nut, washer and dogtooth connector.</p> <p>Form new pockets in brickwork for new joists.</p> <p>Brick up original pockets with common bricks in Blue Lias Hydraulic Lime Mortar (1:3).</p> <p>Allow for all necessary temporary support, weatherproofing, and to maintain the security of the property in connection with this item.</p> <p>Note: - Internal Works in relation to this item specified elsewhere</p>		
10.2.13	Windows	Supply and fix 2no new hardwood sash windows, complete with treated PAR softwood moulded architraves and window boards, exactly to match original. Glazing to be 6mm clear float glass. Polished brass ironmongery. Prime and leave ready to receive decorations.		
10.2.14	Ceilings	Supply and fix new 12.5mm moisture resistant plasterboard ceiling with 50mm wide Fibatape to joints, fixed strictly in accordance with the manufacturers' written recommendations with self tapping screws to the margin behind the front wall.		
10.2.15		Apply PVA adhesive and 3mm skim coat Thistle Multi Finish plaster to the entire ceiling. Allow for all necessary dubbing out to achieve even line and levels between the new and existing ceilings.		
10.2.16		Supply and fix new fibrous plaster cornice exactly to match existing in line, level and texture. Including all necessary treated PAR timber etc. to re-form the curtain pelmet behind. Leave ready to receive decorations.		

10.2.17	Walls	Allow the PROVISIONAL SUM of £250.00 for repairs to brickwork front wall following the removal of the plaster. Upon the written instructions of the Supervising Officer.	250	00
10.2.18		Wire brush the existing brickwork of the front wall to remove all loose and friable material and efflorescent salts, apply 13mm 2 coat plaster comprising first coat Thistle Dri-Coat with a final coat of Thistle Multi Finish. Allow for all necessary dubbing out to achieve even line and levels on this wall.		
10.2.19		Hang 1000 gauge vertical and 800 gauge cross lining paper to front wall. Leave ready to receive decorations.		
10.2.20	Floors	Supply and fix new floor boarding to the 1.20m margin behind the front wall, comprising: - <ul style="list-style-type: none"> <li>• 150x25mm treated PAR tongue and groove floor boards</li> </ul>		
10.2.21	Joinery	Supply and fix 2no new radiator casings to exactly match existing, comprising: - <ul style="list-style-type: none"> <li>• 50x38mm treated PAR softwood framing, plugged and screwed to brickwork</li> <li>• 25mm moisture resistant MDF casing and doors</li> <li>• Brass mesh grilles</li> <li>• 75mm brass butt hinges</li> <li>• 25mm brass door knobs</li> <li>• Primed finish, leave ready to receive decorations</li> </ul>		
10.2.22		Supply and fix new skirtings to the front wall and 1.0m returns to each party wall, comprising: - <ul style="list-style-type: none"> <li>• Treated PAR softwood moulded skirting to exactly match existing</li> <li>• 45 degree splice joint to existing skirtings</li> </ul>		
10.2.23		Supply and fix new dado rails to the front wall and 1.0m returns to each party wall, comprising: - <ul style="list-style-type: none"> <li>• Treated PAR softwood moulded dado to exactly match existing</li> <li>• 45 degree splice joint to existing skirtings</li> </ul>		
<b>10.3.00</b>		<b>Front Reception Room of the First Floor Flat</b>		
10.3.01		Allow the PROVISIONAL SUM of £2,500.00 for potential builders' work in connection with dry rot treatment. Upon the written instructions of the Supervising Officer.	2,500	00
<b>11.0.00</b>		<b>EXTERNAL WORKS</b>		
11.0.01	Paved Areas	Scrape off all moss and lichens etc. to all paved areas, entrances and steps, pressure wash and treat with an anti fungicidal solution. Remove all debris and sweep clean.		

<b>12.0.00</b>		<b>UNDERGROUND DRAINAGE</b>		
12.0.01		Lift all manhole covers and gully gratings, clear out all debris and flush through to ensure that all drains are free flowing. Re-grease manhole covers to maintain seal.		
<b>13.0.00</b>		<b>EXTERNAL REDECORATIONS</b>		
13.0.01	Generally	The external redecorations are to include for all items that have been previously or are usually decorated to all of the roof and external elevations of the building including garden walls, vaults, vault & store doors (both sides whether previously or not), boundary railings and gates, piers and such like.		
13.0.02		Remove all existing ironmongery, light fittings etc. as required to facilitate redecorations, label, polish and refit on completion of the redecoration works. Ensure that all light fittings are in working order on completion.		
13.0.03		Allow to decorate the previously undecorated sections of grey upvc pipework of the SVP stacks and cast iron air bricks in brickwork walls.		
13.0.04		Allow carefully to remove, protect and reinstate on completion, all existing decking, trellis work, decorative pots, features fixed to walls/railings etc. free standing tubs, pots, garden furniture and the like. All reasonable care should be exercised when transporting occupier' fixtures and fittings.  Note: - Climbing plants directly attached to walls are to be carefully removed prior to decorations and re-fixed upon completion using straining wires and eyes plugged and screwed to walls.		
13.0.05		All windows and doors are to be painted open. All opening edges are to be painted.		
13.0.06		All cracks in render and stonework are to be cut out to form a "V" joint and made good with an exterior quality filler and rubbed down to form a smooth continuous surface with adjoining materials. Texture and profile to match existing.		
13.0.07		Crevices and nail holes in timber shall be stopped with an exterior quality filler and rubbed down to form a smooth continuous surface with adjoining materials.		
13.0.08		All knots shall be treated with "Shellac" knotting dissolved in methylated spirit and free from resin or naphth.		
13.0.09		No exterior or exposed painting shall be carried out under adverse weather conditions such as extremes of temperature, or during rain, fog etc.		
13.0.10		No paint shall be applied to surfaces structurally or superficially damp. All surfaces to be free from condensation, dust and dirt etc. before the application of each coat.		

13.0.11		Each coat when dry shall be properly rubbed down before the application of the following coat. Any new paintwork found to be defective is to be well rubbed down to remove blemishes and a further coat of finishing paint applied.		
13.0.12		All preservative/decorative wood stains are to be manufactured by Sadolin UK Ltd, from their "Classic" range, or equal and approved by the Supervising Officer, unless noted otherwise.  All colours to be agreed with the Supervising Officer prior to commencement.		
13.0.13		All other paints and decorative materials are to be selected from the Dulux or Johnstone's range or equal and approved by the Supervising Officer, unless noted otherwise.  Kalon Limited Huddersfield Road Birstall Batley West Yorkshire WF17 9XA  Tel: 01924 354100 Fax: 01924 354101 Web: <a href="http://www.kalon.com">www.kalon.com</a>  All colours to be agreed with the Supervising Officer prior to commencement.		
13.0.14		Where the removal of existing defective paintwork is specified by hot work i.e., "burning off" or chemical stripping defective paintwork to reveals, heads and sills of door and window openings and from timber door and window frames and sills, fascias and soffits shall only be removed by a suitable paint stripper.  All "burning off" shall only be undertaken by suitably qualified operatives who have been fully trained in the company's site safety policy.  All "burning off" operations are to be constantly supervised by a member of the site management team and "burning off" must cease at least two hours before the site is vacated for the day.		
13.0.15	Redecoration Works	Allow to burn off the following areas of masonry paint, prepare and apply one coat Johnstone's Stormshield Quick Drying Stabilising Solution.  NO BURNING OFF IS REQUIRED		
13.0.16		Allow to burn off the following areas of gloss paint, prepare and apply one coat Johnstone's Stormshield Flexible Primer Undercoat.  NO BURNING OFF IS REQUIRED		

13.0.17		<p>To <b>new primed woodwork</b>, rub down, wash down with Johnstone's Performance Coatings Cleaner &amp; Degreaser and rinse with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat Johnstone's Stormshield Flexible Primer Undercoat to all bare areas including any end grain. Make good to all nail holes, open joints and open grain with exterior flexible stopper, allow to dry, sandpaper smooth and dust off. Repair damaged glazing compounds and allow to harden. Apply two coats Johnstone's Stormshield Flexible Primer Undercoat overall and finish with two coats of Johnstone's Stormshield Flexible Gloss.</p> <p>Note: - All external hardwood door thresholds are to be stripped and prepared as above and finished with two coats boiled linseed oil.</p>		
13.0.18		<p>To <b>existing gloss painted woodwork</b>, rub down, wash down with Johnstone's Performance Coatings Cleaner &amp; Degreaser and rinse with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat Johnstone's Stormshield Flexible Primer Undercoat to all bare areas including any end grain. Make good to all nail holes, open joints and open grain with exterior flexible stopper, allow to dry, sandpaper smooth and dust off. Repair damaged glazing compounds and allow to harden. Bring forward made good areas with one coat of Johnstone's Stormshield Flexible Primer Undercoat, apply one coat Johnstone's Stormshield Flexible Primer Undercoat overall and finish with two coats of Johnstone's Stormshield Flexible Gloss.</p> <p>Note: - All external hardwood door thresholds are to be stripped and prepared as above and finished with two coats boiled linseed oil.</p>		
13.0.19		<p>To <b>existing stained and varnished woodwork</b>, rub down, prepare and treat any bare areas with base coat and make good to all nail holes, open grain and the like with tinted exterior stopper. Rub down and treat with two coats of exterior quality clear high gloss polyurethane varnish.</p>		
13.0.20		<p>To <b>wood fences and decking</b>, rub down, prepare and treat any bare areas with base coat preservative wood stain. Treat with two coats preservative/decorative wood stain.</p> <p>Note: - Both sides of decking are to treated including posts, bearers and supports.</p>		

13.0.21		<p>To <b>existing metalwork balustrades and railings</b>, degrease with oil and grease remover, wash down with fresh clean water and allow to dry, hand tool corroded areas and rub down remaining areas of paintwork to remove nibs and to provide a key. Dust off and ensure surfaces are clean and dry. Spot prime with one coat Finnigan's No. 1 metal primer. Bring forward made good areas with one coat Finnigan's No. 1 metal primer. Finish with one coat Hammerite smooth gloss finish.</p> <p>Note: - The steel beam supporting the third floor rear terrace parapet wall is to be painted. The beam is concealed behind lead flashings.</p>		
13.0.22		<p>To <b>upvc pipework</b>, wash down with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat one coat trade undercoat overall and finish with two coats of high gloss finish.</p> <p>Note: - Black upvc pipework is not required to be painted</p>		
13.0.23		<p>To <b>existing render and stonework including pipework</b> where previously painted, remove all paint which is flaking, heavily layered or generally unsound by scraping, chipping and stiff bristle brushing back to a sound edge. Treat areas of mould growth with Mangers Extra Strong Sterilisation Wash, rinse with clean cold water and allow to dry, heavily affected areas to be treated twice. Remove all loose, powdery and friable coatings. Make good defects and cracks. Treat all new surfaces and stained areas with one coat of Johnstone's Stormshield Quick Drying Stabilising Solution. Ensure all surfaces are clean, sound, dust free and free of contaminants. Apply two coats of Johnstone's Stormshield High Build Mid Sheen Masonry Finish.</p> <p>Note: - Any areas that remain powdery and friable after preparation are to be sealed with a further thinned coat of Johnstone's Stormshield High Build Mid Sheen Masonry Finish.</p>		
13.0.24		<p>To <b>existing render and stonework</b> where previously bitumen painted, treat areas of mould growth with fungicidal solution, rinse with clean cold water and allow to dry. Remove all loose, powdery and friable coatings. Make good defects and cracks. Treat all new surfaces and stained areas with one coat sealer. Ensure all surfaces are clean, sound, dust free and free of contaminants. Apply two coats RIW Autopark.</p> <p>Note: - Any areas that remain powdery and friable after preparation are to be sealed with a thinned coat of primer sealer.</p>		
13.0.25		<p>Allow the PROVISIONAL SUM of £500.00 for the replacement of damaged glass. Upon the written instructions of the Supervising Officer.</p>	500	00

13.0.26		All external glazing is to be cleaned upon completion of the works.		
13.0.27		Rake out all existing mastic to reveals and prepare to receive new mastic. Provide one part polysulphide mastic in tint to be selected by Supervising Officer to all door and window reveals where normally treated.  The existing pointing is to be raked out prior to redecorations and the re-pointing is to be undertaken when the redecorations are complete.		
<b>14.0.00</b>		<b>INTERNAL REDECORATION</b>		
14.0.01	Generally	Internal redecorations are to be completed to the following areas: -  <ul style="list-style-type: none"> <li>• <b>Third Floor Flat; Complete Front Main Bedroom.</b></li> <li>• <b>Second Floor Flat; Complete Front Reception Room.</b></li> </ul> Decoration works are to be completed in accordance with the following Specifications.		
14.0.02		All paints and decorative materials are to be selected from the Dulux or Johnstone's range or equal and approved by the Supervising Officer.  All colours to be agreed with the Supervising Officer prior to commencement.		
14.0.03		Remove all existing door/window furniture, bell pushes, numerals, light switches and such like to facilitate redecorations, clean, polish, lubricate and refit on the completion of works.		
14.0.04		To <b>existing painted woodwork</b> , rub down, wash down with sugar soap solution to remove dirt and grease and rinse with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat Johnstone's Wood Primer to all bare areas including any end grain. Make good to all nail holes, open joints and open grain with interior flexible stopper, allow to dry, sandpaper smooth and dust off. Bring forward made good areas with one coat of Johnstone's Professional Undercoat, apply one coat Johnstone's Professional Undercoat overall and finish with two coats of Johnstone's Eggshell Lustre.		
14.0.05		To <b>new primed woodwork</b> , rub down, wash down with sugar soap solution to remove dirt and grease and rinse with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat Johnstone's Wood Primer to all bare areas including any end grain. Make good to all nail holes, open joints and open grain with interior flexible stopper, allow to dry, sandpaper smooth and dust off. Apply two coat Johnstone's Professional Undercoat overall and finish with two coats of Johnstone's Eggshell Lustre.		

14.0.06		To <b>existing plaster ceilings &amp; cornices</b> , wash down with sugar soap solution to remove dirt and grease and rinse off with fresh clean water. Finish with two full coats of Johnstone's Covaplus vinyl matt emulsion.		
14.0.07		To <b>new plaster ceilings &amp; cornices</b> , wash down with sugar soap solution to remove dirt and grease and rinse off with fresh clean water. Finish with one mist and two full coats of Johnstone's Covaplus vinyl matt emulsion.		
14.0.08		To <b>existing plaster/lined walls</b> , wash down with sugar soap solution to remove dirt and grease and rinse off with fresh clean water. Finish with one mist and two full coats of Johnstone's Soft Sheen vinyl emulsion.		
14.0.09		To <b>new plaster/lined walls</b> , wash down with sugar soap solution to remove dirt and grease and rinse off with fresh clean water. Finish with one mist and two full coats of Johnstone's Soft Sheen vinyl emulsion.		
14.0.10		To <b>existing radiators</b> , rub down, wash down with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat International Radiator Primer to all bare areas, allow to dry, sandpaper smooth and dust off. Bring forward made good areas with one coat of International Radiator Primer, apply two coats International Quick Drying Radiator Enamel, gloss finish.  Plascon International Ltd. Brewery House High Street Twyford Winchester SO21 1RG  Tel: 01962 717001 Fax: 01962 711503 Web: <a href="http://www.international-paints.co.uk">www.international-paints.co.uk</a>		
14.0.11		Clean all internal light fittings and leave in good working order.		
14.0.12		Upon completion of the works employ a specialist cleaner to thoroughly clean the rooms.		
<b>15.0.00</b>		<b>COMMON PARTS</b>		
15.0.01	Generally	The works will involve the refurbishment of the entire common parts to the building, to include the inside faces of all cupboards, housings, etc. Provide complete protection to all retained fixtures and fittings.		

15.0.02	Floor Finishes	Strip up existing coir matting and remove from site. Provide new Jaymart "In-genius" matting 15mm thick to existing matwell. Colour to be agreed with the Supervising Officer.  Jaymart Limited Woodlands Trading Estate Eden Vale Road Westbury Wilts BA13 3QS Tel: 01373 864926 Fax: 01373 858454		
15.0.03		Allow for plywood sheet in mat well area to raise level of mat to top of frame to prevent trip hazard.		
15.0.04		Employ a specialist subcontractor to thoroughly clean all retained carpets and treat with soil repellent coating; "Scotchguard" or similar approved.		
15.0.05	Repairs	Provide and fix 2no Chubb EW9/7903/00, 9 litre water fire extinguishers complete with wall mounted brackets. All positions to be agreed with the Supervising Officer prior to commencement.  Chubb Fire limited Chubb House Staines Road West Sunbury on Thames Middlesex TW16 8XY  Tel: 01932 785588 Fax: 01932 765630 <a href="http://www.chubb.co.uk">www.chubb.co.uk</a>		
15.0.06		Supply and fix 2no "fire exit" signs, 300x100mm rigid plastic, plugged and screwed to walls.		
15.0.07		Neatly clip or tie all loose and trailing cables as necessary and remove all obviously redundant cables.		
15.0.08		Adjust all doors and closers to ensure that doors close smoothly and tightly into frames.		
15.0.09		Hack out and re-glaze 1no broken window pane in front door with 4mm clear float glass.		
15.0.10		Strip all existing varnish from handrails and newel caps, rub down to a smooth finish, leave ready to receive new french polish finish.		
15.0.11		Strip off all existing wallpaper, cut out and fill cracks and any areas of loose plaster, sand down and leave ready to receive new wall coverings.		
15.0.12		Allow the Provisional Quantity of 5m <sup>2</sup> for hack off existing defective wall plaster and replaster in Thistle Hardwall and multi finish plaster finish, ensure a smooth fair joint to existing plaster surrounds.		

15.0.13		Allow the Provisional Quantity of 30m <sup>2</sup> for applying a PVA adhesive and skimming existing walls with a Multi finish plaster finish to provide a smooth and even background for redecorations.		
15.0.14		Provide and hang 800 and 1000 gauge cross lining paper to walls. Leave ready to receive decorations.		
15.0.15		Provide and hang patterned wallpaper above dado level (PC £25.00 per standard roll). All colours to be agreed with the Supervising Officer prior to commencement.		
15.0.16	Electrical Work	Engage a specialist contractor to inspect and test the electrical installations and certify that they are in satisfactory working order to the standards laid down in the current IEE Wiring Regulations.		
15.0.17		Allow the PROVISIONAL SUM of £150.00 for the replacement of defective/aged light fittings. This work is to be undertaken on the written instruction of the Supervising Officer.	150	00
15.0.18	Redecoration	All paints and decorative materials are to be selected from the Dulux or Johnstone's range or equal and approved by the Supervising Officer.  All colours to be agreed with the Supervising Officer prior to commencement.		
15.0.19		Remove all existing door furniture, bell pushes, numerals, light switches and such like to facilitate redecorations; clean, polish, lubricate and refit on the completion of works.		
15.0.20		Arrange with the flat occupiers for the entrance doors to be left open to facilitate their redecoration.		
15.0.21		To <b>existing painted woodwork</b> , rub down, wash down with sugar soap solution to remove dirt and grease and rinse with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat Johnstone's Wood Primer to all bare areas including any end grain. Make good to all nail holes, open joints and open grain with interior flexible stopper, allow to dry, sandpaper smooth and dust off. Bring forward made good areas with one coat of Johnstone's Professional Undercoat, apply one coat Johnstone's Professional Undercoat overall and finish with two coats of Johnstone's Satin Finish.		
15.0.22		To <b>existing metalwork</b> , degrease with oil and grease remover, wash down with clean fresh water and allow to dry. Rub down paintwork to remove nibs and to provide a key. Dust off and ensure surfaces are clean and dry. Spot prime with one coat Johnstone's Universal Primer. Bring forward made good areas with one coat Johnstone's Professional Undercoat, apply one coat Johnstone's Professional Undercoat overall and finish with two coats of Johnstone's Satin Finish.		

15.0.23		To <b>existing plaster ceilings &amp; cornices</b> , wash down with sugar soap solution to remove dirt and grease and rinse off with fresh clean water. Finish with two full coats of Johnstone's Covaplus vinyl matt emulsion.		
15.0.24		To <b>new plaster/lined walls below dado level</b> , wash down with sugar soap solution to remove dirt and grease and rinse off with fresh clean water. Finish with one mist and two full coats of Johnstone's Soft Sheen vinyl emulsion.		
15.0.25		To <b>varnished/French polished woodwork</b> , prepare, body in and treat with two coats of clear French polish.  Note: Handrails and newel caps to be french polished.		
15.0.26		To <b>existing stained and varnished woodwork</b> , rub down, prepare and treat any bare areas with base coat and make good to all nail holes, open joints and open grain with tinted interior stopper. Allow to dry, sandpaper smooth and dust off. Finish with two coats of clear high gloss polyurethane varnish.  Note: Varnished handrails and newel caps are to be stripped and french polished as described elsewhere in the Specification.		
15.0.27		Upon completion of the works completely clean and vacuum the common parts, including cleaning and polishing windows and any retained fixtures.		
		<b>~~~ END ~~~</b>		
		<i>76 Ken Ch St - Spec; 14/07/2003 14:00 Amended 23 July 2003 09:27</i>		