

16000 - Schedule of Principle Repairs

1.0 GENERAL TIMBER REPAIRS

- 1.1 Undertake timber repairs to timber door lining, timber panelling, skirting and architraves where previously damaged using suitable seasoned matching timber to be glued in place and prepared for decoration. Or apply Timber Repair Care System to be used on small areas of rotten timber and decorated over.
- 1.2 Overhaul sash windows to allow free movement of opening sash pane to ensure natural ventilation to room. Replace cords and weights with new where required, timber repairs to be kept to a minimum and only small splice repairs and Timber Repair Care System to be used on small areas of rotten timber and decorated over.
- 1.3 Allow for refurbish of shutters to windows. Clear all dirt and debris from within shutter boxings check and ease all hinges and allow to undertake minor timber repairs where required using Timber Repair Care System to be used on small areas of rotten timber and decorated over.
- 1.4 Lift area of existing flooring where soft in places. Allow for investigation of timber floorboards and timber joists. Remove rotten timber floorboards and sections of rotten joists, treat area with suitable treatment/preservative - Wykabor or similar and approved and reinstate new timber floorboard with matching timber. Allow to cut end of rotten sections of joists back to good wood and provide match sized oak splice secure to existing joist using joist end metal plates sized to suit joist and secured with coach bolts. Allow for treatment for wood worm -Wykabor or similar and approved to surrounding area.

2.0 PLASTER REPAIRS

- 2.1 Hack off areas of existing damp plaster back to masonry brush down any salts. Provide base coat of Ty Mawr Hydraulic Lime NHL2 with 3:1 well graded sharp sand mix at 2 x 9mm layers (depending on existing plaster thickness) and Ty Mawr Fat Lime Top Coat Plaster 1 x 3mm
- 2.2 Allow for patch plastering walls during chasing works; edges to be blended in with existing plaster. Use Ty Mawr Hydraulic Lime NHL2 with 3:1 well graded sharp sand mix at 2 x 9mm layers (depending on existing plaster thickness) and Ty Mawr Fat Lime Top Coat Plaster 1 x 3mm
- 2.3 Areas of modern plasterboard to be patched repaired for chasing as required ready for decoration

3.0 PAINTING

- 3.1 Prepare, existing walls apply Zinsser Grade 1, Bulmer's Paints or Earthborn Paints or equal and approved - Matt Emulsion to walls and Zinsser Ceiling Pro 5-in-1 to ceilings in white.
- 3.2 Prepare, new/existing timber, apply Little Greene traditional oil eggshell paint or equal and approved to cills, skirtings, frames, linings, architraves, doors, windows and shutters and the like **where previously painted only**.
- 3.3 Rub down and remove all loose paint from painted blackened surround to range redecorate with Zinsser All Coat (Water-Based) paint or equal and approved in black.