

Specification & Schedule of Work

For: Lord O'Neill

Studley House Farm – Repairs

Prepared by Fisher German LLP

Client:	Lord O'Neill, Client Address
Property Address	Studley House Farm
Job Number	133434-016
Image	

Document Author	Version	Date	Approved by	Date
Paul Brown MRICS	0	10/09/2025		

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1. Preliminaries

1.1 INSTRUCTIONS ON PRICING SCHEDULE OF WORKS

- 1.1.1 This schedule should be read in conjunction with all appended documents including the materials and workmanship section and any reference plans included in the specification. All specified works should be fully in accordance with the Workmanship and Materials clauses included elsewhere in this document.
- 1.1.2 Each item must be priced individually and totals provided for each section. Details of the work are also provided within the drawing which should be read in conjunction with the schedule of works.
- 1.1.3 Should it be apparent that there is a conflict between any specified materials or products with the actual construction or that of another specified product, the contractor is to inform the contract administrator and request further instruction.

1.2 DRAWINGS / PLANS / SPECIFICATION

- 1.2.1 Responsibility for ascertaining quantities or areas other than those identified and the actual detail construction will remain with the contractor, and claims for failure to correctly identify or ascertain the same will not be entertained.
- 1.2.2 The Principal Contractor is to retain, on site for use by sub-contractors, contract administrator, employer and others, all plans, specification and other reference documents.
- 1.2.3 The contractor is to note that this schedule of works is given to assist in tendering, tender evaluation and to provide a suitable basis for the valuation of variations. The schedule is not exhaustive and the contractor is to include for all works necessary or apparent from their site visit, this specification, and the accompanying reports for proper completion of the finished project.
- 1.2.4 All measurements and quantities given in the reports and specification are for guidance purposes only. The contractor should ascertain all quantities and dimensions for tendering and construction by site measurement.
- 1.2.5 The contractor is to include for obtaining all necessary consents and licences for the works, service installations, and scaffolding. Depending on the location of the works, this may include permits for operating on the public highway. The contractor is to liaise, as necessary, with health and safety inspectors, local authority officers, building control inspectors, and all other anticipated / authorised inspections of the works by third parties. All works are to comply with all statutory regulations including the building regulations.

1.3 PLANT, SCAFFOLDING, CRADLES, HOISTS, TOOLS ETC.

- 1.3.1 The Principal Contractor shall provide all necessary plant, scaffolding propping, cradles, hoists and tools for the execution of the works and for all materials, carriage, cartage, labour, tarpaulins, and whatever else may be required in connection with the proper execution of the works.
- 1.3.2 The Principal Contractor shall include to erect and maintain all necessary plant, shoring, cranes, hoists, cradles, and similar for the proper execution of the works and shall adapt, adjust, or alter as necessary until no longer required or upon completion of the works, whichever is sooner. Inspect and test equipment regularly and daily before use in accordance with health and safety regulations and recommended by manufacturers.
- 1.3.3 The Principal Contractor must accept full responsibility for the stability and structural integrity of all works during the contract and maintain and replace as necessary.
- 1.3.4 The Principal Contractor will bear sole responsibility for the provision, maintenance, and insurance for loss and expense of all plant, scaffolding, hoists, cranes, cradles, tools, and vehicles used on site.
- 1.3.5 The Principal Contractor shall be responsible for any damage to fabric or property, or any adjoining properties, as a result of any plant, scaffolding, cranes, hoists, tools, cradles, and vehicles and must make good at their own expense.

1.4 SUB-CONTRACTORS

- 1.4.1 Prior to the works commencing, the contractor is to make the contract administrator aware of all sub-contractors.

1.5 PROGRAMME

- 1.5.1 No works are to be started without prior arrangement with the contract administrator and agreement of the programme of works. No claims for loss of time and other changes will be entertained should the above procedure not be complied with.
- 1.5.2 The contractor is to programme high level works together to minimise scaffolding costs, and similarly for other works where access or other facilitating plant / works are required.

1.6 INSTRUCTIONS ON PRICING SCHEDULE OF WORKS

- 1.6.1 A full copy of the contract is available for inspection upon request.

1.7 SITE SETUP

- 1.7.1 **Before** placing orders for materials and products, ensure that a compatibility check is carried out and that sub-contractors communicate to avoid compatibility issues on site.
- 1.7.2 Allow for carrying out walk-over site survey to ascertain local conditions, ground conditions, levels, gradients and existing surface finishes.

- 1.7.3 The Principal Contractor must allow for a site compound, office, restroom, WC and secure store as deemed necessary, as per the CDM Approved Code of Practice - Schedule 2. The location of these is to be confirmed on site.
- 1.7.4 Allow for providing, and maintaining, heras type fencing to areas of site, for as long as required. Fencing to be as per BS5837:2550.
- 1.7.5 Electricity and water supply may be used from the property, providing this is used exclusively for the works, and the tenant is in agreement. If not agreed the CCFE will come to a separate arrangement with the Tenant over costs.

1.8 SITE INFORMATION

- 1.8.1 **Boundaries:** Site boundaries are those within the confines of the building and the surrounding site.
- 1.8.2 **Access:** Vehicular access is required at all times to the property.
- 1.8.3 **Debris:** All debris must be removed from site throughout and at completion of the project.
- 1.8.4 **Security:** The contractor is responsible for the security of all fixed and non-fixed items within the property / site boundary until handover.

1.9 HEALTH AND SAFETY

- 1.9.1 The Principal Contractor is to comply in full with the CDM Regulations 2015.
- 1.9.2 The project is not anticipated to be notifiable to the HSE. Prior to the works commencing, the Principal Contractor is to advise of the programme and number of persons on site to confirm the same.
- 1.9.3 The Principal Contractor is to submit, prior to the commencement of the works, for approval by the CDM Principal Designer, a Construction Phase Plan as defined in the CDM Regulations 2015, and update the same throughout the project as required.
- 1.9.4 In addition, the Principal Contractor is to provide **project specific** risk assessments and method statements relating to all elements of the work, including those where such responsibility falls on the sub-contractor.
- 1.9.5 The Principal Contractor should also keep a record of all health and safety procedures, emergency procedures, communications, training, and COSHH data on site, as the project demands.

- 1.9.6 **Excavation:** Allow for carrying out a detailed site survey (including CAT scans where necessary) to establish the location and depth of all existing services, drainage routes, underground pits, aggressive weeds and the like before commencement of any excavation on site. Report location of such services to the contract administrator, mark the same on a site plan, and also on-site using indicator paint or pegs.
- 1.9.7 **Working at Height:** Allow for all scaffolding or other high level access required to safely undertake all works described, in accordance with the Working at Height Regulations 2005. Any erected scaffolding is to be to the technical standards of the National Access and Scaffolding Confederation and to be erected and dismantled by an accredited person under the Construction Industry Scaffolders Registration Scheme (CISRS) to achieve required platform loads.

1.1 GENERALLY

- 1.10.1 All works are to comply with the relevant British Standards and with manufacturer's instructions and recommendations.

TOTAL OF PRELIMINARIES

0.00

2. Schedule of Works

Item	Description	Unit	£
2.1	External Gutters and Drainage		
2.1.1	Along the south and west elevation of the building remove the existing Asbestos gutters at the upper eaves and the downpipes. Remove of the gutters to a licenced waste handling facility in the correct way to comply with all legislation.		
2.1.2	Supply and fix new 125mm black cast gutters along the southern elevation and western in 1829mm sections jointed and fitted as per the manufacturer recommendations. Install on new rise and fall brackets at maximum 1m centres		
2.1.3	Replace the downpipes on the south and west elevations (3 no) with new 75mm cast downpipes fixed on bobbins to the wall with a new hopper to collect the rainwater from the eaves gutters.		
2.1.4	Decorate the gutters inside and out with 2 coats of Black hammerite enamel. One coat prior to fixing and a further coat once fitted.		
2.2	External wall repairs		
2.2.1	Where indicated on the drawing. Rebuild the area of external wall using the existing stone in a soft lime mortar and rebuild. Approximate area 1.5m ²		
2.2.2	On the Eastern gable prepare and undertake repointing as per the specification in a lime mortar. Allow for area 20m ² . For the purposes of pricing assume that an access scaffold will be required.		
2.2.3	On the Northern elevation prepare and undertake repointing to an area of approximately 30m ² . For the purposes of pricing assume that an access scaffold will be required.		
2.2.4	Provide a cost for additional pointing as required excluding access per 1m ² .		
2.2.5	Prepare and repoint a 1m ² area of wall under W.07		
2.3	Internal wall plaster and Damp Repairs.		
2.3.1	Cover the timber floor with a protective board and tape the edges up to the skirting lines.		
2.3.2	In the areas identified on the drawings, carefully remove the skirtings from the wall and set aside for reuse.		

- 2.3.3 Carefully cut into the plaster to form a neat line at the edges of the work where indicated on the drawings to provide a neat edge to work to.
- 2.3.4 Treat the brickwork wall as per the attached specification.
- 2.3.5 Replaster the walls in lime plaster as per the specification.
- 2.3.6 Replace the skirting boards.
- 2.3.7 Redecorate the walls below the dado in a water based emulsion as per the specification.
- 2.3.8 Redecoration the dado and skirting boards as per the specification.
- 2.3.9 Remove and protection and make good.
- 2.3.10 In rooms where the plasterwork has been repaired allow to redecorate the rooms complete to include all walls, ceilings and woodwork.

2.4 PIV and mechanical extraction.

- 2.4.1 Install a PIV system into the roof void as marked on the plan as detailed in the specification.
- 2.4.2 Install a new extractor in the kitchen as per the specification.
- 2.4.3 Install a new extractor in the bathroom as per the specification.
- 2.4.4 Install a new extractor in the ensuite as per the specification.
- 2.4.5 Provide electrical completion certificates for the work to install the new electrical equipment detailed in the specification and above.

2.5 Chimneys

- 2.5.1 Provide an access scaffold to allow work to the top of the chimneys on the main roof.
- 2.5.2 Allow for capping and venting the chimneys along with replacement of any mortar flashing.
- 2.5.3 Provide a cost for the repointing of the chimneys in lime mortar as per the specification.

2.5 Joinery

- 2.5.1 Supply and fix two new windows in the east elevation above the garage. Section and style to match the existing exactly. Glaze and decorate as per the specification.
- 2.5.2 Carefully remove the casement and bottom rail. supply and fix a bottom rail into the lower rail of the kitchen window facing North, (W.03). Reputty the glazing.
- 2.5.3 Cut out the decay in the lower rails of window to the side of D.04. Replace new sections using new Columbian pine and the Abbotscare system.

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|-------|--|------|
| 2.5.4 | Splice in a section of frame approx. 300m long the LH frame jamb on D.04. | |
| 2.5.5 | Splice in a section of new Columbian pipe into the decayed lower section of frame in W.06. | |
| 2.5.6 | Allow a provisional sum of £4000 for repairs to the other windows where there is currently decay at the direction of the contract administrator. | 4000 |
| 2.5.4 | Supply and fix two new doors in the south elevation one in the Utility and the other off the main hall. Door 6 and Door 7 as marked on the plan. Section and style to match the existing exactly. glaze and decorate as per the specification. | |
| 2.5.5 | Prepare and redecorate the external joinery on the farmhouse on all elevations including doors, windows, fascias and soffits as per the specification. Ensure all casements are free and able to be used. | |
| 2.5.6 | Replace the small garden gate for a similar version and decorate in two coats of Sadolin Superdec Satin prior to fixing. Hang on two new galvanised band hinges with a new galvanised Suffolk latch. | |

2.6 Drainage

- | | |
|-------|--|
| 2.6.1 | Replace the connecting drainage across the rear void between the downpipe and retaining wall as marked on the drawing. |
| 2.6.2 | Excavate from the bay window RWP to the external garden wall and replace the pipework between the two points. |
| 2.6.3 | Excavate and replace the soakaways and pipework as marked on the drawing as per the notes on the drawing including all chambers and making good. |

2.7 Structural Repairs to Garage and Room Above

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|-------|---|
| 2.7.1 | Carefully lift an area of the floor as shaded on the drawing sufficient to be able to access the upper surface of the joists. |
| 2.7.2 | Cut and fit timber noggins between the joists at 1m c/c down the room as shown on the drawing. |
| 2.7.3 | Supply and fit 28mm x 4mm A2 stainless straps with a resin anchor fixing into the external wall |
| 2.7.4 | Refix the boards above the garage. |

TOTAL OF SCHEDULE OF WORKS

3. Materials and Workmanship

3.1 Specification for Removal of Gypsum Plaster and Renewal with Lime-Based Plaster

- 3.1.1 General All work to be carried out in accordance with good conservation practice, relevant British Standards (e.g. BS EN 459-1:2015 for building limes) and guidance from bodies such as Historic England and SPAB.
- 3.1.2 Ensure site protection to prevent dust spread; remove waste promptly and legally dispose of all gypsum plaster and associated debris.
- 3.1.3 Removal of Existing Plaster - Carefully remove all gypsum plaster back to the original masonry substrate. Avoid damaging underlying masonry units (brick/stone/block).
- 3.1.4 Rake out loose, friable or salt-contaminated pointing to a depth of up to 25 mm.
- 3.1.5 Brush down wall surfaces to remove dust, salts, and plaster residues., Where necessary, wash masonry lightly with clean water to reduce surface salts (avoid saturation).
- 3.1.6 Substrate Preparation - Inspect masonry for structural defects, voids or significant salt contamination.
- 3.1.7 Repoint defective joints - with lime mortar (NHL 3.5 or equivalent), matching aggregate to existing where possible.
- 3.1.8 Dampen down wall surfaces prior to plastering — the wall should be cool and moist but not running with water.
- 3.1.9 Lime Plaster System Provide a breathable lime plaster system in three coats, unless otherwise specified:
- 3.1.10 Scratch Coat (Base Coat): Mix: NHL 3.5 lime or lime putty with sharp well-graded sand (approx. 1:2.5–3 by volume). Thickness: 10–12mm.. Apply firmly to achieve good adhesion. Scratch horizontally with a lath scratcher or comb to provide key. Protect and allow to cure for minimum 7 days, keeping damp with mist spray as required.
- 3.1.11 Float Coat (Second Coat): Mix: As above, but with slightly finer sand. Thickness: 8–10 mm. Apply over dampened base coat. Rule flat and float to provide level surface, lightly textured to form key. Protect and allow to cure for minimum 7 days.
- 3.1.12 Finish Coat (Top Coat): Mix: Lime putty with fine sand or marble dust (approx. 1:1.5–2). Thickness: 2–3 mm. Apply thinly and trowel to required finish (not polished). Protect and allow to cure for minimum 7 days.
- 3.1.13 Curing and Protection. Keep plastered surfaces damp but not wet during curing, typically for 7–10 days per coat. Protect from direct sunlight, frost, rapid drying or strong draughts using hessian sheeting. Do not apply gypsum or cement-based products over lime plaster.
- 3.1.14 Decoration Do not use vinyl paints; only vapour-permeable finishes (limewash, casein paint, clay paint or similar). Ideally the surface should be left bare for a period of 6 months for the lime plaster to carbonate.
- 3.1.15 Finishes. Unless specified otherwise, decorate with limewash or other vapour-open paint systems compatible with lime plaster. Ensure final surface remains breathable to alleviate dampness. Alternatively use Beeck Maxil Pro Paint (Maxol) Internal.

3.2 Specification for the installation of a Positive Input Ventilation System

- 3.2.1 All works shall comply with Building Regulations Part F (Ventilation) and relevant manufacturer's installation instructions.
- 3.2.2 Equipment shall be CE marked, tested to BS EN 13141 (ventilation performance), and installed by a competent contractor.
- 3.2.3 Provide O&M (operation and maintenance) manuals and commissioning certificates upon completion.
- 3.2.4 PIV Unit Supply and install a roof-space mounted Positive Input Ventilation unit, sized to suit dwelling floor area (typically 1–2 air changes per hour). Unit to include: G4 or higher grade filter (easily replaceable by occupant). Low energy fan motor with continuous duty rating. Heat recovery/tempering facility (integral heater or loft air temperature sensor with automatic boost, depending on product selection). Adjustable air supply rate to suit property size and occupancy.
- 3.2.5 Suggested products: Nuaire Drimaster Eco or equivalent. Vent-Axia PIV Lo-Carbon or equivalent.
- 3.2.6 Location & Mounting Unit to be mounted in loft/roof space on vibration-isolated brackets or platform, ensuring adequate clearance for servicing.
- 3.2.7 Position unit to draw from clean, uncontaminated loft air (ensure insulation and roof coverings are free from significant dust, mould or bird ingress). Provide suitable access for filter replacement and maintenance.
- 3.2.8 Air Distribution Provide supply air diffuser located centrally in the ceiling of the main first-floor landing or hallway, away from stair edges and light fittings.
- 3.2.9 Diffuser to be flush-mounted, airtight, and fitted with insulated ductwork from PIV unit.
- 3.2.10 Ductwork is to be insulated to minimum 25 mm in cold roof spaces to prevent condensation.
- 3.2.11 All penetrations to ceilings to be sealed airtight to reduce heat loss.
- 3.2.12 Electrical Supply & Controls Provide dedicated fused spur from nearest lighting or power circuit, rated at 3A, with local isolation. Wiring to comply with IET Wiring Regulations (BS 7671). PIV unit to incorporate automatic control functions: Humidity/temperature sensor for boost function. Integral frost protection (if unit includes heater).
- 3.2.13 Provide occupant instructions on use and filter replacement intervals (typically 5 years for filters, depending on product).
- 3.2.14 Commissioning & Handover Balance system to achieve manufacturer's recommended flow rate for property size. Record commissioning data (flow rates, settings, power consumption).
- 3.2.15 Provide demonstration to occupants on system purpose, control settings, and maintenance (filter replacement).
- 3.2.16 Leave O&M manuals and guarantee documents on site.

3.3 Specification for replacement of the existing mechanical ventilation.

- 3.3.1 General All works to comply with: Building Regulations Part F (Ventilation). Building Regulations Part P (Electrical Safety). BS 7671 (IET Wiring Regulations).
- 3.3.2 Fans and controls shall be CE-marked and conform to BS EN 60335 (safety of electrical appliances).
- 3.3.3 All works to be carried out by competent contractors with Part P certification.
- 3.3.4 Removal of Existing Fans Carefully disconnect and remove existing bathroom and kitchen extract fans and associated grilles/ductwork where necessary. Make good surrounding finishes (plaster, tiling, ceilings) disturbed during removal. Dispose of redundant equipment in line with WEEE regulations.
- 3.3.5 Supply & Installation of New High-Specification Extract Fans Provide and install new humidity-controlled fans with the following requirements:
- 3.3.6 Bathroom Extract Fan
- Type: Continuous running or intermittent extract fan with:
- Humidity sensor (adjustable set-point).
- Timer over-run (adjustable 30 seconds–30 minutes).
- Low-energy, quiet operation (≤ 25 dB(A) @ 3 m for standard bathroom fan).
- Minimum extract rate: 15 litres/second (as per Approved Document F).
- Example: Vent-Axia Lo-Carbon, Airflow iCON HT, or equivalent.
- 3.3.7 Kitchen Extract Fan
- Type: High-capacity extract fan with:
- Humidity sensor (adjustable set-point).
- Manual boost switch facility.
- Minimum extract rate: 60 litres/second (as per Approved Document F).
- Low-energy motor with backdraught shutter.
- Example: Vent-Axia Lo-Carbon Centra, Nuaire Cyfan, or equivalent.
- 3.3.8 Ductwork & Terminations Inspect existing duct runs; replace damaged or undersized ducting with rigid or semi-rigid smooth bore ductwork (minimum 100 mm Ø bathroom, 125–150 mm Ø kitchen).
- 3.3.9 Provide condensation traps and insulation in unheated voids/roof spaces.
- 3.3.10 Terminate externally with new weatherproof grille; provide backdraught shutters to prevent cold air ingress.
- 3.3.11 Electrical Supply & Controls Connect to local lighting circuit or dedicated supply via 3A fused spur (bathroom fans usually via lighting; kitchen fans via separate spur). Provide local isolation switch (3-pole isolator) for each fan, accessible for maintenance.
- 3.3.12 Test all wiring in accordance with BS 7671; issue electrical installation certificate on completion.

- 3.3.13 Commissioning & Handover Set humidity control to appropriate relative humidity level (typically 60–65% RH). Set timer over-run (typically 15 minutes for bathrooms). Test extract performance to ensure compliance with Part F requirements.
- 3.3.14 Provide O&M manuals and demonstrate operation to occupants.

.4 Specification for repointing in Lime based mortar.

- 3.4.1. Scope - This specification covers the repointing of existing brickwork using a natural hydraulic lime (NHL) based mortar, including preparation, execution, curing, protection, and tending.
- 3.4.2. Materials - Lime: Natural Hydraulic Lime (NHL 2 or NHL 3.5) depending on exposure conditions.
- 3.4.3. Sand: Clean, sharp, well-graded washed sand (conforming to BS EN 13139), free from silt, clay, or organic matter.
- 3.4.4. Mix Proportions: Typically, 1 part NHL : 2.5–3 parts sand by volume (adjusted for workability and compatibility with original mortar).
- 3.4.5. Water: Clean, potable water, free from impurities.
- 3.4.6. Additives: No cement, plasticizers, or chemical additives permitted. Pigments only if required to match historic mortar.
- 3.4.7. Preparation - Rake out defective or loose mortar joints to a minimum depth of 3–3.5 times the joint width (generally 25–35 mm). 25mm minimum, Use hand tools (chisel, plugging tool) or low-vibration mechanical tools to avoid damaging brick arrises. Angle grinders are not to be used.
- 3.4.8. Brush out - dust and debris with a stiff bristle brush. Dampen joints thoroughly with clean water prior to repointing. Joints should be damp but not saturated at time of application.
- 3.4.9. Mortar Mixing -Mortar to be hand-mixed or in a drum mixer. Mix the NHL and sand thoroughly before adding water. Add water gradually to achieve a workable, but relatively stiff, consistency. Allow mortar to "rest" for 10–15 minutes before use, then remix. Use mortar within 2–3 hours of mixing. Do not retemper with additional water once it has begun to set.
- 3.4.10. Application - Fill joints in layers if deeper than 25 mm, allowing each layer to stiffen before applying the next. Fully compact mortar into joints using pointing irons that match the joint size. Avoid voids and overpacking. Finish joints very slightly recessed or flush with surrounding brickwork, as per specification/architect's instruction. Struck or ribbon pointing is not permitted unless historically accurate.
- 3.4.11. Bricks should not be smeared with mortar – excess to be cleaned immediately with a soft brush, not with water.
- 3.4.12. Protection & Tending - Protect freshly pointed work from: Rapid drying: caused by sun, wind, or heating. Use damp hessian or breathable covers. Rain: cover with waterproof sheeting on a frame to prevent wash-out.
- 3.4.13. Frost: - do not repoint when frost is forecast within 48 hours. Maintain air temperature above 5°C during curing. Note that curing does not begin until the air temperature is 11°C and above and during periods of cold weather the protection will need to be maintained for a longer period.
- 3.4.14. Light mist-spraying of the work will be required during the first 3–7 days to prevent shrinkage cracking.
- 3.4.15. Protection - to remain for at least 7 days, or longer in cold/dry weather, until mortar has cured sufficiently.
- 3.4.16. Quality & Workmanship - Mortar colour, texture, and finish must match approved sample panels. Joints must be neat, compacted, and durable, with no gaps or overhangs. All arrises of bricks to remain sharp and undamaged. Any defective or poorly bonded mortar must be cut out and replaced at contractor's expense.

- 3.4.17 Health & Safety Lime is caustic; operatives must wear gloves, goggles, and protective clothing. Provide adequate ventilation when mixing in confined areas. Wash off lime splashes immediately with clean water.

3.5 External Redecoration of Joinery and Metalwork.

- 3.5.1. Scope - This specification covers the surface preparation and application of the Dulux Trade Weathershield exterior paint system to all external timber joinery and ferrous metalwork surfaces.
- 3.5.2. Materials - All materials shall be supplied by Dulux Trade (or approved equal) and used strictly in accordance with the manufacturer's recommendations.
- 3.5.3. Bare timber and joinery - Weathershield Preservative Primer (Clear or suitable colour), Dulux Trade Weathershield Exterior Flexible Undercoat, Dulux Trade Weathershield Exterior High Gloss (or Satin as specified).
- 3.5.4. Metalwork - Dulux Trade Metal Primer (Weathershield Exterior Undercoat for previously painted work, Dulux Trade Weathershield Exterior Flexible Undercoat, Dulux Trade Weathershield Exterior High Gloss (or Satin as specified).
- 3.5.5. Colour schedule: As indicated on drawings or agreed with the Contract Administrator.
- 3.5.6. Preparation of Surfaces - All surfaces shall be clean, dry, sound and free from grease, dirt, loose and flaking paint, rust, or other contaminants
- 3.5.7. Putties - All defective glazing putties shall be raked out and renewed.
- 3.5.8. All nail holes, open joints, cracks or defects in timber shall be filled with an appropriate external-grade filler.
- 3.5.9. All dust and debris shall be removed before priming and painting
- 3.5.10. Existing joinery - Remove all loose and defective coatings back to a firm edge.
- 3.5.11. Prepare - Thoroughly rub down existing sound paintwork to provide a key.
- 3.5.12. Spot Prime - Spot prime bare timber with Dulux Trade Weathershield Preservative Primer.
- 3.5.13. Treat - Resinous areas to be treated appropriately before priming.
- 3.5.14. Metalwork - Remove rust, mill scale and loose paint by wire brushing and abrasive paper down to a firm edge.
- 3.5.15. Bare metal to be immediately primed with Dulux Trade Metal Primer.
- 3.5.16. Wash down all surfaces to remove dust, dirt, and grease
- 3.5.17. Timber Joinery - Apply 1 coat Dulux Trade Weathershield Preservative Primer to bare timber. Apply 1 coat Dulux Trade Weathershield Exterior Flexible Undercoat. Apply 1 coat Dulux Trade Weathershield Exterior High Gloss (or Satin
- 3.5.18. Metalwork - Apply 1 full coat Dulux Trade Metal Primer (bare metal) or spot prime where required. Apply 1 coat Dulux Trade Weathershield Exterior Flexible Undercoat. Apply 1 coat Dulux Trade Weathershield Exterior High Gloss (or Satin).
- 3.5.19. Workmanship - Paint shall be applied evenly with no visible brush marks, sags, or runs. All coats must be thoroughly dry before subsequent coats are applied. Painting shall not be carried out in damp, frosty, or unsuitable weather conditions. Adjacent surfaces not to be painted shall be adequately protected.
- 3.5.20. Completion - All paintwork shall be left in a clean, uniform, and durable finish free from defects. All debris, paint spots and coverings shall be removed on completion. The completed work shall comply fully with manufacturer's guidance to ensure durability of up to 8 years as provided by the Dulux Weathershield system..

4. Drawing

5. Form of Tender

We being _____

having visited the site and having read the Drawings, Specification and Schedule of Works, HEREBY offer to complete the whole of the works described therein for the FIXED PRICE sum of:

Total tender figure (in words)

_____ (£_____._____) (Excluding VAT)

I / We agree to complete all the works within _____ weeks. Commencement and completion dates to be agreed.

I / We agree that should obvious pricing errors in arithmetic be discovered in the Schedule of Works before acceptance of this offer, the contractor will be given the opportunity to confirm/correct for genuine errors or withdraw their offer in accordance with Alternative (2) contained in JCT Practice Note 2017.

I / We agree that this tender remains open for acceptance for a period of ____ weeks from the date of receipt by the Contract Administrator of the priced Schedule of Works.

I / We agree in the event of your acceptance to execute with you a formal contract embodying all the terms and conditions contained in this offer.

I / We agree that any conditions appended by me / us which are at variance with contract documents shall be unreservedly withdrawn.

Signature: _____ in the capacity of
_____ being duly authorised to sign tenders on behalf of

Registered Address:

Dated this _____ day of _____ 2025

Witnessed by _____

of _____

Note: The Client does not bind themselves to accept the lowest or any tender, nor to reimburse any expenses incurred in tendering.