

Trade	Painting	Revision	A
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Project Overview:
Brief overview of the project, site or phase providing relevant information

A. Product Selector

Products must be purchased through our Group National Suppliers.

Code	Item	Included	Product Selector Item	Product
A	1	✓	Paint: Primary Contact	Crown Paints Ltd: Michael Anderson - Michael.anderson@crownpaints.co.uk
A	2	✓	Paint: Secondary Contact	Crown Paints Ltd: John O'Sullivan - john.o'sullivan@crownpaints.co.uk

*Data sheets available from the manufacturer on request

Key Information

Code	Item	Included	Scope of Works Item
B. Quality & Compliance			
B	1	✓	Supply all labour, materials, tools, plant and equipment to carry out all painting and decorating works in accordance with the relevant site specific drawings, details, schedules and below details:
B	2	✓	Materials and workmanship to comply to current:
B	2.1	✓	NHBC standards and recommendations.
B	2.2	✓	British standards code of practice
B	2.3	✓	TW UK Construction Specification and details
B	2.4	✓	Framework Agreement
B	2.5	✓	House type working drawings
B	2.6	✓	Standard details
B	2.7	✓	UK National Sales Specification
B	2.8	✓	Manufacturers' instructions.
B	2.9	✓	TW Customer Quality Approach (CQA) document.
B	2.10	✓	TW Production Manual.
B	2.11	✓	Current TW Health & Safety Manual.
B	2.12	✓	Customer Service Policy for contractors and suppliers
B	3	✓	If there is a conflict between building regulations, British standards, NHBC guidelines and TW UK construction specification. The contractor is to contact and confirm with the TW BU Technical department prior to installation.
B	4	✓	You must provide supervision and ensure all works are fully checked and completed prior to offering to Taylor Wimpey Site management. TW Build Quality Checklist (BQC) must also be signed by the contractor and TW.
B	5	✓	Contractor is not permitted to vary the design without first obtaining prior written approval from the regional technical teams.
B	6	✓	The contractor to examine the drawings and specifications, and any questions should be raised prior to contract start.
B	7	✓	It is essential that the Contractor liaises with all other trades associated with the Works to ensure details are constructed correctly and appropriately prior to following work being carried out.
B	8	✓	Sufficient drying time should be allowed between coats in accordance with manufacturers recommendations.
B	9	✓	All paint is applied as a full coat and NO THINNERS are allowed.
C. HSE			
C	1	✓	Please refer to the HSE Manual.
C	2	✓	Contractor to gain confirmation that electric supply switched off prior to removal of ceiling roses
D. Materials & Logistics			
D	1	✓	The subcontractor will be responsible for all material handling applicable to their trade. TW will make available, where possible, a forklift and driver. The driver will not be responsible for sorting, loading, unloading or any other activity on behalf of the Subcontractor. Sufficient resources shall be allowed by the subcontractor for this purpose.
D	2	✓	The contractor is to coordinate with the site manager/material controller for material requirements daily. No claims for delay due to lack of materials will be accepted.
D	3	✓	It is the contractor's responsibility to ensure that all surplus materials are correctly stacked on pallets to either be moved back to the compound or moved on to a following plot.
E. Waste			
E	1	✓	All waste to be segregated appropriately and working area to be left in a clean and tidy state. All used paint tins are to be disposed of by the contractor via approved TW paint can recycling scheme or to be deposited at a local CDC/Brewers branch. Any material movement to or from site must comply with waste regulations, transfer tickets must be made available, and the weight or volume of waste taken from site must be made available to TW upon request.

E	2	✓	It is the contractor's responsibility to ensure minimal wastage of materials. If a contractor fails to ensure minimal wastage, TW reserves the right to levy charges against the painter.
E	3	✓	The TW Site Management team should be made aware of any surplus material for reuse in other plots.

F. Cleaning & Protection

F	1	✓	Please refer to Protection Guidance in S21 of the Production Manual.
F	2	✓	It is the contractor's responsibility to ensure that all their work is suitably protected, in line with S21 of the Production Manual.
F	3	✓	Should the contractor feel that adequate protection has not been provided by other trades for them to safely carry out their works, it is the responsibility of the contractor to notify the TW site manager.
F	4	✓	All surfaces must be clean, dry and free from any other substance that will interfere with the application of the finishes.
F	5	✓	Washing of brushes and rollers etc should not be completed in plot as this could cause damage.
F	6	✓	Where necessary, barriers and WET PAINT signs should be provided to protect freshly applied coatings from damage.

Project Tasks

Note to TW - where a section is highlighted, there is a choice, please pick the relevant options to be included in the scope **using the drop downs.**

Code	Item	Included	Scope of Works Item
G. Quotation & Inclusions			
G	1	✓	Quotation to be broken down in labour & materials.
G	2	✓	Price to be fixed for a minimum of 12 months'.
G	3	✓	The contractor is required to submit an all inclusive sum fixed price for all painting works and the providing of relevant sundry materials should be all encompassing and inclusive of all labours. No extra over rates or dayworks will be entertained.
G	4	✓	TW to ensure that plots lighting and heating is available however, for exceptional circumstances please provide a rate for any site specific lighting or drying equipment that may be necessary to complete your works to the programme provided.
G	5	✓	You must allow for bringing the paintwork up to a standard which will be passed for the HQI certification. Any costs involved for return visits to get the property to the appropriate standard are deemed to be included within your price and at your risk.
G	6	✓	Minimal amount of filling is to be allowed for with nail holes however anything that requires excessive filling is to be notified to the site manager prior to works commencing.
G	7	✓	Wall/ceiling surfaces will be plasterboard with taped and filled joints.
G	8	✓	Timber preservatives will be specified by the B.U. and are site specific.
G	9	✓	Architraves, Skirtings, Window Boards and Door Linings will be pre-primed MDF.
G	10	✓	Allowance for painting of boxing in where required, unless it is pre finished.
G	11	✓	Radiators, fascias, GRP canopies/Dormers etc will not require decorating
G	12	✓	All loft/trap hatches are supplied pre-finished and are not required to be painted (unless otherwise stated in an addendum to this specification).
G	13	✓	Rafter feet will be pre-finished and will not require painting.
G	14	✓	Separate rate to be submitted for re-decoration of apartment block communals areas following residents moving in.
G	15	✓	Communal Areas to apartments to be included
G	16	✓	Allow in the price for a minimum of 4 hours to complete snags.
G	17	✓	Allow for painting internal bin/cycle store doors.
H. Project Tasks			
H	1	✓	Minor defects in the Walls, Ceilings and MDF surfaces are to be filled with an appropriate fine surface filler.
H	2	✓	MDF surfaces to be de-nibbed and prepared using either a fine grade hand pad or a fine grade abrasive paper. If the pre-primed surface is broken an appropriate primer must be used.
H	3	✓	Tool and machine marks and raised grain shall be eliminated with glass paper and with the aid of filler.
H	4	✓	Apply knotting, where applicable, to Bare Smooth Planed Timber (PSE) as per manufacturers' instructions.
H	5	✓	Cut ends of external joinery woodwork shall be smoothed and primer undercoated.
H	6	✓	Localised damage or deterioration due to exposure of factory based coatings for longer than four months, must be treated with a primer suitable for the chosen paint system.
H	7	✓	One full round coat of primer undercoat, unless pre-primed, shall be applied to all surfaces that are to be painted, including hidden surfaces and surfaces of non-preserved external woodwork.

H	8	✓	Areas where it will be difficult to complete a full coat (i.e. behind radiators, cylinders etc) after installation of product, pre-coating will be required.
H	9	✓	External Doors - Repair any minor surface blemishes to the factory finished GRP doors
H	10	✓	Where external masonry and rendering is specified to be painted – ensure the substrate is clean and free from dust or loose deposits. Apply a suitable stabilising treatment as recommended by the paint manufacturer.
H	11	✓	Walls and Ceiling surfaces require one mist coat and two full coats of Contract Matt to prepared sound and clean surfaces.
H	12	✓	Repair any surface blemishes between coats in accordance with the initial surface preparation procedure.
H	13	✓	Where brush marks, run or abnormal roughness occurs; work shall be rubbed down and re- painted.
H	14	✓	All works shall be lightly rubbed down between coats with glass paper. Each coat shall be full round coat.
H	15	✓	Integral garage wall and ceilings, where applicable, to be completed to the same standard as painting in the remainder of the plot.
H	16	✓	All exposed pipework is to be painted silver with the appropriate paint type.
H	17	✓	Structural steel – where steelwork is to be protected apply an intumescent paint for fire resistance applied as the manufacturer's recommendations.
H	18	✓	External gas pipes - finish to be agreed on a BU level.
H	19	✓	Service Boxes - Repair any minor surface blemishes with a proprietary plastic filler and rub down to a smooth finish.
H	20	✓	Service meter boxes to be pre-finished. No painting will be required.
H	21	✓	External front, rear & personnel door frames should be painted.
H	22	✓	Garage door frames - Softwood Frames (Factory Primed). Apply one coat of Undercoat and one full coat of High Gloss
H	23	✓	Garage doors - (Factory Primed). Where non-standard colour specified, paint to be agreed with business unit.
H	24	✓	Thresholds to be painted, colour to be agreed locally.
H	25	✓	Internal Doors - the faces and edges of internal doors will pre-painted however, make an allowance for painting door heads. Note: fire door identification sticker on heads of fire doors MUST NOT be painted over.
H	26	✓	Under no circumstances are fire doors, specifically fire certification stickers, intumescent strips or smoke seals, to be painted over. Any tampering with fire door stickers will result in the cost of the door and finishing costs being contra charged back to the contractor.
H	27	✓	Where door draught excluders, stops, ironmongery, window seals etc are removed to allow painting, the contractor must ensure that they are refitted on completion of the works. Charges will be made for any losses of these or other materials.
H	28	✓	A full and detailed 'snag' of the unit must be carried out by your supervisor as a final check prior to build completion to match the Home Quality Inspection (HQI) and Customer Quality Approach (CQA) standard, including checking of the quality of the painting and the cleaning of any fittings or fixtures that have been exposed to paint marks, splashes and drips. Any items identified are covered by the contractor

Open text box - to be used to capture any comment or amendments to be assessed and included on future SOWs.		
Item	Included	Scope of Works Item

Date:

Signature: