



For the Attention of
Desmond Allen
Property Maintenance
Civic Offices, Euclid Street
Swindon
SN1 2JH

7th June 2019

Email: dallen@swindon.gov.uk

Dear Mr Allen,

Ref – KEIM MINERAL PAINTS – LYDIARD HOUSE, SWINDON, WILTSHIRE

Further to my site inspection of the external surfaces at the above-named project, please find enclosed our proposals and recommendations for the pre-treatment and decoration of the same using Keim Mineral Paints.

If you can provide us with a physical sample of the existing colour, we will attempt a colour match and provide a unique reference number for ordering. Please send this sample along with a covering letter to my colleague, Amie Paxton, at the below address.

If we can be of any further assistance, please do not hesitate to contact us.

Best Regards

Julian Cullum
Senior Sales Executive
Keim Mineral Paints Ltd

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KEIM MINERAL PAINTS LTD

**PROPOSAL REPORT FOR
LYDIARD HOUSE, SWINDON, WILTSHIRE**

**J. CULLUM
11TH JULY 2018
7th JUNE 2019**



1. PROJECT SUMMARY

This proposal report has been produced by Keim Mineral Paints to give advice on the application of Keim products.

Site Visit by: Julian Cullum

Site Inspection Date: 10th July 2018

Weather conditions at time of visit: Sunny/cloudy

Description of Project

Domestic property in Swindon

Surfaces for Decoration

Previously limewashed lime render

New NHL repairs

Additional Information

Project Photographs (supplied by Julian Cullum):



2. PRE-TREATMENT

All loose, flaking and unstable material must be identified and then thoroughly removed using stiff brushes and broad bladed scrapers to get back to a sound edge; these edges should then be feathered in. Ensure that any paint materials left remaining and the underlying substrate is sound and adhering well. Any gloss or shiny surfaces should be thoroughly flatted down using sand or emery paper to create a good key.

All mould and fungal growth must be thoroughly removed using stiff brushes to remove all growths and then treated with Keim Algicide, brush applied undiluted and allowed to remain undisturbed for some 3 hours before thoroughly washing off.



Any cracks or where there is a need to equalise the surface should be filled using Keim Spachtel, a ready to use silicate mineral filler, brush or trowel applied to a pre-wetted surface and dressed back to the required level. Any newly repaired areas must be allowed to dry out for a minimum period of 15 days prior to the application of Keim Mineral Paints.

Any newly lime rendered/repared areas must be allowed to dry out for a minimum period of 28 days and to have carbonated to a minimum depth of 2.5mm prior to application of Keim Mineral Paints. Please note that this is a minimum requirement, and in extreme cases (for example pure lime putty renders) the time required may be significantly longer.

All surfaces must be thoroughly washed down with clean cold water to remove all surface dirt and dust. When all surfaces are clean, sound, wind dry, dust free and free from all surface contaminants, decoration using Keim Mineral Paints may proceed.

3. DECORATION

We would advise to first coat all bare and new lime render surfaces with Keim Soldalit Fixativ, brush applied and worked well into all surfaces, this will help reduce any high surface porosity and should be left for a minimum period of 12 hours before further decoration.

We would then advocate a two coat Keim Soldalit-ME system, applied undiluted by brush, roller or airless spray with a minimum period of 12 hours between coats.

Typical consumption rates for a smooth surface would be as follows:

Keim Algicid	0.2 lt per square metre
Keim Spachtel	10 kg per square metre for 5mm thick repair
Keim Soldalit Fixativ	0.15 lt per square metre
Keim Soldalit-ME	0.45 kg per square metre for 2 coats

Please note that these consumption rates are offered for guideline purposes only and should more accurate measures be required then site trials must be conducted. We would be pleased to provide samples in order for contractors to verify consumption rates and/or colour choice.

4. COST CONSIDERATIONS

2019 UK costs are as follows:

Keim Algicid	£10.25/lt
Keim Spachtel	£4.85/kg
Keim Soldalit Fixativ	£12.90/kg
Keim Soldalit-ME White	£15.90/kg
Keim Soldalit-ME Group 1	£16.35/kg
Keim Soldalit-ME Group 2	£18.90/kg
Keim Soldalit-ME Group 3	£22.00/kg

Please note that these prices are exclusive of VAT and subject to a 10% discount. Delivery is charged at £18.00, excluding VAT per invoice to one named site. Delivery is normally within 7-10 working days from receipt of order. When ordering please round up to the nearest 5lt or 5kg.



5. SCOPE OF ADVICE

The key to optimum performance with Keim products is preparation prior to decoration. Please ensure that all recommendations in the General Considerations Section are followed.

Please note that unless otherwise stated a visual inspection has been carried out from ground level only. The inspection has been carried out to give advice regarding application of Keim products, and we can only comment on the state of the substrate at the time of the visit regarding the application of Keim products. This report is not in any way intended to be a survey of the building itself.

Please note that Keim are not responsible for identification of any underlying defects which were not visible at the time of inspection, this includes any defects which may be hidden underneath existing paint layers.

Consumption rates given are typical consumption rates for the surfaces described. Samples can be provided free of charge to verify consumption rates.

6. GENERAL

General points to be borne in mind when using Keim Mineral Paints are:

For Keim Mineral paint to achieve its permanent bond with the surface it is essential that the following recommendations are followed.

Pre-treatment –

- all areas to be decorated should be free from all surface contaminants, sound, dry and dust free
- all loose, flaking and unstable material must be identified and then thoroughly removed using stiff brushes and broad bladed scrapers to get back to a sound edge; these edges should then be feathered in
- ensure that any paint materials left remaining and the underlying substrate is sound and adhering well
- caution should be taken with the removal of any pre-1960s coatings as they may contain lead
- any gloss or shiny surfaces should be thoroughly flatted down using sand or emery paper to create a good key
- if the surfaces are being chemically stripped ensure that they are thoroughly washed down of all residue prior to decoration. Due to the potential for an osmotic drawing reaction, which can bring contaminants to the surface, we do not recommend the use of poultice based strippers if the surfaces are to be redecorated
- any powdery or chalking surfaces will require treatment prior to decoration – contact Keim to ascertain the appropriate product
- use only Keim recommended fillers and sealers. Acrylic, resin and gypsum based fillers particularly are not recommended for use with mineral paints

Material Application –

- always maintain a wet edge and work materials out well
- all materials must be thoroughly mixed beforehand, and periodically during decoration, using a mechanical mixer. We do not recommend intermixing packs, however if this is necessary ensure that products are thoroughly mixed beforehand to ensure even pigment dispersion, prior to mixing
- materials must not be applied at temperatures below 5°C nor those more than 30°C
- materials must not be applied if it is raining or if there is an immediate likelihood of rain



- Keim Mineral Paints should be applied onto wind dry surfaces where the moisture content on or near the surface (to a depth of 5mm approximately) should be no greater than 18% by volume. For on-site purposes, a moisture meter may be used to give a qualitative reading – if the reading is in the green zone decoration may proceed
- on newly rendered surfaces we would suggest that a period of at least 15 days (30 days for lime render) is allowed following rendering, prior to the application of Keim paints
- mineral paints are manufactured using natural components and as such can appear to dry out unevenly. This is the way in which they dry, once fully dried any unevenness will disappear. Do not over-roll or touch up the paint during the drying process as this may inadvertently create patching once dry
- mineral paints will lighten as they dry, with a corresponding increase in opacity
- if airless spraying, please contact Keim for details of the appropriate nozzle sizes and optimum mesh and filter types

Housekeeping –

- all adjoining surfaces must be protected during decoration, any splashes/unwanted paint removed immediately, before it is able to completely dry and bond to the surface
- any splashes or spillage should be removed immediately using water - note needs to be taken of this in respect of Keim on glass, as it has a slight etching effect if allowed to dry hard
- clean all brushes and tools immediately in water (some ancillary products containing solvents may require white spirit or turpentine, if in doubt please consult the relevant product technical data sheet)
- always store materials upright and secure. Protect from extremes of temperature and store in frost-free conditions

General –

- when ordering reference to the project should be made, to ensure that in the event of re-ordering a colour match can be supplied
- to avoid confusion, the recommendations within this specification should be followed where there are any minor differences between this document and the standard advice on packaging and technical data sheets
- Keim Mineral Paints Ltd operates a policy of 'sale and no return' on all goods supplied in good faith