

**SPECIFICATION**  
**for**  
**REMEDIAL WORKS**  
**to**  
**Dairy Farm**  
**Ramsey Mereside,**  
**Huntingdon,**  
**PE26 2UE**

Carried out by:

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Project Number: 62573 Rev A  
Date: 9nd February 2021

**1. INTRODUCTION**

- 1.1. The property is a two storey detached residential dwelling house. A rear extension constructed on piled foundations was added to the rear of the house approximately 9 years ago.
- 1.2. The form of construction for the original house is believed to comprise solid masonry walls supporting a suspended timber first floor and pitched tiled roof. The form of construction for the rear extension comprises cavity masonry walls supporting a suspended timber first floor and pitched tiled roof.
- 1.3. References to left and right are given as viewing the property from the front, which has been taken as the elevation incorporating the front door to the central hall.
- 1.4. The property has suffered from cracking and movement.
- 1.5. The works generally comprise the following:-
  - a) Local removal of the internal plaster finishes as necessary to undertake repairs.
  - b) Local replastering and crack repairs to the areas of the internal repairs.
  - c) Internal re-decoration to the areas affected.
  - d) Repair works to the cracking in the right and left hand side external walls.
  - e) External re-decoration to the rendered walls.

**2. PRELIMINARIES**

- 2.1. The Contractor shall confirm in writing to the Contract Administrator before commencing work on site, the arrangements which he has made concerning access, temporary works, area of operation and storage, watching and lighting, health and safety, permissions and licences, security, insurance, making good and reinstatement.
- 2.2. The Contractor shall appoint a competent person to act as Site Foreman and this person shall be on the site at all times while work within this contract is being carried on.
- 2.3. The Site Foreman shall be responsible for liaison with the Contract Administrator, and shall be empowered to take instructions from the Engineer concerning the carrying out of the works.
- 2.4. The Contractor shall provide the Site Foreman with a copy of this specification. This document shall remain on the site for the duration of the works.
- 2.5. The Contractor shall inform the Contract Administrator of any suspected errors or inconsistencies in the specification before carrying out any work affected and shall obtain the Contract Administrator's instructions before proceeding.
- 2.6. The Contractor shall be responsible for setting out the works.
- 2.7. The Contractor shall provide all necessary access and assistance to any statutory undertaker, public service, public authority, or other Contractor carrying out works on the site and shall be responsible for phasing into his programme of works, any work to be done by them or their sub-contractors.
- 2.8. The Contractor shall take all reasonable precautions to support and protect all mains, pipes, cables, and other such apparatus existing on the site. If any damage to such apparatus or any interruption of any service should occur due to negligence or default by the Contractor, then the Contractor shall bear and pay the cost reasonably incurred in making good such damage and shall bear and pay any loss of the relevant authority.
- 2.9. The Contractor shall make his own enquiries into the exact position of all services and apparatus existing at the site.
- 2.10. All demolition material and rubbish shall be carefully removed to tip as it arises.

- 2.11. If the Contractor shall by reasons of his chosen method of work require the Client to supply electricity for the operation of any tool or other plant then the Contractor shall first obtain the agreement of the Client and shall reimburse the Client for the reasonable estimated cost of electricity used. Nothing in this Specification shall oblige the Client to supply electricity or other services save reasonable access to the works for the Contractor's use.
- 2.12. The Contractor shall carry out all works in a safe manner and in accordance with all current relevant Health and Safety legislation and the Health and Safety Executive guidance notes.
- 2.13. All temporary works required to undertake the works are to be the responsibility of the Contractor. In all cases the Contract Administrator shall be notified as to the methods of temporary support provided.

### **3. GENERAL DESCRIPTION OF REPAIRS**

#### **3.1. First Floor Landing (within the extension)**

1. Repair cracks in walls and ceiling.
2. Redecorate walls and ceiling with 2 coats of emulsion.

#### **3.2. Hall and Landing in Original House**

1. Repair cracks in walls and ceiling, including bulkheads over staircase and adjacent to staircase stringer.
2. Redecorate walls and ceilings with 2 coats of emulsion.

#### **3.3. Middle Left Bedroom**

1. Repair cracks above the door.
2. Redecorate walls with 2 coats of emulsion.

#### **3.4. Rear Ground Floor Lobby**

3. Repair cracks in walls.
4. Redecorate walls with 2 coats of emulsion.

#### **3.5. Storeroom (within the ground floor of the extension)**

1. Repair cracks in the walls and at the junction of the ceiling with the rear wall of the original house.
2. Install coving to the wall/ceiling junction in the storeroom. Bond the section of coving on the rear of the original house to the wall only, to allow movement at ceiling level. Do not bond to the coving at the corners.
3. Redecorate walls and ceiling with 2 coats of emulsion.

#### **3.6. Kitchen**

1. Repair cracks at the junction of the extension with the rear wall of the original house.
2. Redecorate all walls and ceilings with 2 coats of emulsion.

### 3.7. External Walls

1. Install compressible flexible material cut to fit into the wider upper section of the cracks in the right and left hand side walls at the junction of the original house with the extension.
2. Install an exterior grade silicone sealant selected to match the white painted render to seal the joint/crack at the junction of the original house with the extension.
3. Repair cracks in the render to the side walls of the main house and extension.
4. Repair crack above storeroom window to include Helifix crack stitch repair to RD-CS-02 specification.
5. Re-decorate the external side walls with two coats of Dulux Weathershield Masonry Paint or similar approved, in white colour to match existing.

**4. EXTERNAL REPAIRS**

- 4.1. The cracked mortar joints in the left and right hand side walls at the junction of the rear extension with the house shall be cleaned and any loose material removed.
- 4.2. Where possible, Aerofil or similar compressible material shall be cut to fit and inserted into the wider section of the open cracking in the wall.
- 4.3. The cracks at the junction of the extension with the rear corners of the original house shall be sealed with a 10mm depth of exterior grade silicone sealant selected to match the colour of the existing render.
- 4.4. Helifix crack stitch repairs to the render above the store room window in the right hand side wall shall be carried out in accordance with Helifix crack stitch specification RD-CS-02.
- 4.5. The existing render shall be cut back either side of the cracks in the render in the side walls of the original house and extension to a point where a sound bond with the substrate exists.
- 4.6. Prior to the application of the new render the walls must be clean of dust and any contamination.
- 4.7. All external render to be two coat 1:1:6 cement:lime:sand mix (with joints raked out 10mm).
- 4.8. Any unevenness in the wall should be taken out within the thickness of the undercoat to produce a flat surface in order that the final coat can be of uniform thickness. The undercoat should be nominally 12mm thick.
- 4.9. The same mix proportions for each coat to be used, the final coat will be about half as thick as the undercoat and the average total thickness should be about 18 mm.
- 4.10. All waste materials shall be taken away from site and disposed of at a licensed tip.
- 4.11. Paint both side elevations with two coats of Dulux Weathershield Masonry Paint or similar approved colour to match the existing.

**5. INTERNAL REPAIRS**

- 5.1. Internally protect all surfaces within working areas, including removal and re-instatement of radiators, shelves, small screw-fixed items and curtain rails as necessary to facilitate works.
- 5.2. Gaps at wall/ceiling junctions to be made good using flexible filler.
- 5.3. Plaster cracks in ceilings shall be cut out and filled flush with non-shrink filler.
- 5.4. Emulsion paint to painted walls – prepare surfaces and apply two full coats (matt or silk) to client's approval.
- 5.5. Gloss paint – where applicable, prepare and apply one undercoat and one gloss coat to general surfaces.
- 5.6. The existing skirtings in the affected rooms shall be retained as it is not anticipated that it will be necessary to remove or decorate skirtings.
- 5.7. Any cracking identified in the course of the remedial works that has not been included within this specification shall be reported to the Contract Administrator for inspection and for direction on any remedial works required.