

MASTIC POINTING

TRADE SPECIFICATION

GENERAL

- a) **BDW Trading Limited**
Barratt Homes and David Wilson Homes are all trading names of BDW Trading Limited “the Company”.

- b) **Clearing**
As part of this Trade Specification the Contractor is responsible for clearing up and safe removal of waste materials from in and around the house arising from the execution of their Works, ensuring that all waste materials are segregated and disposed of into the relevant tipper skips.

Failure to comply with this requirement resulting in the Company’s labour performing this task will result in contra charges being levied against the Contractor.

The Contractors attention is particularly drawn to the sections below which state where waste materials must be removed as work progresses.

- c) **Contract Conditions**
The Contractors attention is drawn to the Company’s Conditions of Contract and General Terms.

- d) **Defective Workmanship**
All defects, resulting from poor workmanship by the Contractor or, by the Contractor not carrying out the Works in accordance with this Trade Specification and the Governing Documents listed below, are to be remedied by the Contractor at no extra cost to the Company.

Failure by the Contractor to carry out this contractual obligation, resulting in an alternative Contractor being instructed to carry out such remedial work, will incur the Contractor with the cost thereof.

- e) **Materials**
It is the Contractors responsibility for checking materials delivered directly to site for any damage, colour variation and correct quantities prior to unloading. Should significant quantities of damaged materials be identified, these must be reported to the supplier before accepting the consignment.

The Contractor is responsible for unloading, protecting and safe storing all of their own materials to avoid damage and surface contamination.

The Contractor must ensure that all materials are satisfactory for use and have not been subject to deterioration and confirm to the relevant BSS, if applicable or Agrément Certificates, NHBC and Local Authority requirements. Failure resulting from the Contractor using unsuitable or damaged materials will result in the Contractor being liable for any costs in rectifying the same.

f) **Manufacturers Products**

The Contractor must make themselves aware of Manufacturer's products and fixing instructions at the tendering stage as no claim for want of knowledge will be entertained. All technical issues must be resolved before work commences on site.

g) **Site Condition**

The Contractor is to examine the drawings, visit the site in order to ascertain position of site office, compound, electricity and water supplies.

Accessibility may vary depending on the location, soil type, weather conditions and such like. These factors must be taken into consideration at tender stage as no claims will be entertained for additional costs due to adverse site conditions.

h) **Sub-Contractor**

The Contractor must not further sub-contract any part of the Works to another Contractor without the prior knowledge and written approval of the Company.

It is essential that the Contractor liaises with all other trades associated with the Works to ensure the sub-structure is installed correctly and appropriately prior to work being carried out.

1. QUOTATION

- 1.1 Fully inclusive fixed lump sums are required for the supply and fix of EXTERNAL and INTERNAL MASTIC in accordance with the below specification, tender drawings and letter of enquiry.
- 1.2 Contractors are deemed to have priced in accordance with good standards of acceptable workmanship.
- 1.3 Contractors are to satisfy themselves that the materials used are of satisfactory quality and have not deteriorated due to site storage, as failure resulting from either bad workmanship or faulty materials will be the responsibility of the Contractor. The Contractor shall either make good the defects at his own expense or reimburse the Company the cost of employing an alternative Contractor to carry out such works should the awarded Contractor fail in his contractual responsibilities.
- 1.4 Fire proofing within this trade specification is limited to dwellings and flat above garage units. Where Fire Proofing is required to Apartments the Contractor must refer specifically to the [**Fire Proofing Trade Specification**](#) within the Barratt Commercial Support website.

2. EXTERNAL MASTIC

- 2.1 External Mastic, to be one part LM (low modulus) mould resistant silicone, colour to match external joinery finish, and will be required as follows:
- (i) Around Patio & French door frames (including heads and cills).
 - (ii) Expansion joints on rendered or terraced units
 - (iii) Around doors to all units (including heads and cills).
 - (iv) Around all garage frames (where garage integral/attached).

- (v) Around perimeter of integral garage ceilings and perimeter of shared double garages with the use of intumescent sealant.
- (vi) Around meter boxes.
- (vii) Around PVCU Windows.
- (viii) Timber frame only – Everbuild 825 silicon sealant mastic on Everbuild joint backer rod at eaves between soffit and top of facing brick

3. Mastic for external use to be Dow Corning 791 or Everbuild 825/335 must be part LM low modulus and colour to match external finish.

	Internal	External	Recommended stage of completion
Patio door frames ALL 4 SIDES		✓	1 ST FIX
Bi-fold door frames ALL 4 SIDES		✓	1 ST FIX
French doors frames ALL 4 SIDES		✓	1 ST FIX
Around front and rear door frames		✓	1 ST FIX
Around PVCU Windows 1ST / 2ND Floors (second floor from scaffold)		✓	1 ST FIX
Around PVCU Windows Ground Floors		✓	1 ST FIX
Timber frame only – mastic on backer rod at eaves between soffit and top of facing brick		✓	1 ST FIX
Around all garage door frames		✓	FINALS
Around all garage up & over doors		✓	FINALS
Around perimeter of integral garage ceilings as intumescent sealer		✓	FINALS
Around meter boxes		✓	FINALS
Expansion joints on rendered or terraced units		✓	FINALS



4. INTERNAL MASTIC

4.1 Internal Mastic, mould resistant, to be white in colour to match surfaces, will be required as follows:

- (i) Along all work surfaces abutting tiling.
- (ii) Around all sanitary ware.
- (iii) Along internal angles of wall tiling.
- (iv) Around cavity closer prior to fitting the window frame. The joint between the cavity closer and blockwork to be sealed prior to dry lining.
- (v) Around Window frames including under window boards (thereby connecting the window to the plasterboard).
- (vi) Around external door frames (thereby connecting the frame to the plasterboard).
- (vii) Skirting boards to exterior walls only to have a continuous bead of silicone sealant applied to the rear to top edge and rear underside.
- (viii) Around service penetrations into walls and floors.
- (ix) Around mechanical extract fans where passing through the wall.
- (x) Silicone mastic can be applied to the perimeter of Amtico flooring installation a minimum of 72 hours after installation to allow for flooring adhesive to fully set.

4.2 Garages, where there is an apartment / flat above, to be sealed with intumescent acoustic sealant as follows:

- (i) All perimeter ceiling plasterboard joints sealed.
- (ii) Internal garage personnel door frames

4.3 Additional areas of mastic that we require a rate to be supplied at tender.

Screen Wall or Retaining wall expansion joints to faced or rendered areas.

Perimeter of ceramic floor skirting & associated sanitary ware.

Perimeter of vinyl floor skirting & associated sanitary ware.

4.4 Mastic for internal use Dow Corning 781 or Everbuild S50/125/225, Colour to match external finish and Mould resistant.

	Internal	External	Recommended stage of completion
<u>Kitchen/Utility Area</u>			
Along all work surfaces abutting tiling or upstand	✓		FINALS
Along internal angles of wall tiling	✓		FINALS
<u>Bathrooms/En-Suites/WC Cloakrooms</u>			
Along internal angles of wall tiling	✓		FINALS
Down the outside of shower screen profile to tiling	✓		FINALS
Around basin top and sides, top of bath (with filled bath)	✓		FINALS
<u>General</u>			
Around cavity closer to window frame internally	✓		1 ST FIX
To the joint between the cavity closer and blockwork to be sealed internally	✓		1 ST FIX
Around service penetrations into walls and floors	✓		1 ST FIX
Around mechanical extract fans where passing through the wall	✓		1 ST FIX
Skirting boards to exterior walls <u>only</u> to have a continuous bead of silicone sealant applied to the rear to top edge and rear underside	✓		1 ST FIX
All perimeter ceiling plasterboard joints sealed **	✓		FINALS
Internal garage personnel door frames **	✓		FINALS
Perimeter of sales or client extra floor coverings (ceramic tiling, Amtico or wood laminate)	✓		FINALS

** Garages, where there is an apartment / flat above and to shared double garages, to be sealed with intumescent acoustic sealant.

5. SCHEDULE OF MATERIALS

- 5.1 The Contractor is to use only the following materials in the locations noted above unless expressly noted otherwise by the Company in the tender enquiry.

Manufacturer	Product	Area of Use			
		External Mastic	Internal Mastic	Sanitary Ware	Fire Proofing
Dow Corning	791 silicone	✓			
Everbuild	825/335 silicone	✓			
Everbuild	Tecnic Joint Backer Rod	✓			
Dow Corning	781 silicone		✓		
Everbuild	S50/125/225 silicone		✓		
Dow Corning	785 Silicone			✓	
Everbuild	500 Silicone			✓	
Dow Corning	400 Intumescent Sealant				✓
Everbuild	300 Intumescent Sealant				✓

6. WASTE REMOVAL AND CLEANING OUT

- 6.1 The contractor must ensure that waste from their work activities is minimised and materials are reused where practicable.
- 6.2 Waste generated should be segregated and disposed of into the relevant tipper skips, it is the responsibility of the contractor to request appropriate and sufficient tipper skips to be sited in close proximity to their working area. If cross contamination of skips is observed and is as a result of the contractor's inappropriate management of waste, a contra-charge will be applied.
- 6.3 All plots, garages and scaffolds must be cleaned by the contractor upon completion of the works and the area left free of materials or debris created by the works.
- 6.4 Upon completion of the contract (or defined sections thereof), the Contractor will clear from site all stored materials, equipment, site accommodation, etc., no longer required, without delay.
- 6.5 We reserve the right to contra-charge the Contractor for the cost of **excessive** removal of the Contractors' waste, including waste resulting from damage to materials in their care, plus an administration fee of 20%.



MASTIC POINTING

TRADE SPECIFICATION AGREEMENT

This Specification Agreement relates specifically to the Company's development at

I confirm that I have read and understood the foregoing Specification and that my prices include for all items contained therein and will "Remain Fixed" for a period of: as outlined in the Enquiry letter.

SIGNED:

FOR AND ON BEHALF OF:

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DATE:

N.B. The contractor is to sign this Agreement and return it with his Quotation. Any prices received without this Agreement will be excluded from consideration.

Revised: Rev R – 1 July 2024