



CARPET FLOOR COVERING

TRADE SPECIFICATION

GENERAL

- a) **BDW Trading Limited**
Barratt Homes and David Wilson Homes are all trading names of BDW Trading Limited “the Company”.
- b) **Site Conditions**
The Contractor is to examine the drawings, visit the site in order to ascertain position of site office, compound, electricity and water supplies and the local conditions etc as no claim for adverse site conditions will be entertained.
- c) **Materials**
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. Failure resulting from the Contractor using unsuitable or damaged materials will incur the Contractor the costs of rectifying the same.
- The Contractor is responsible for unloading, protecting and safe storing of all of their own materials to avoid damage and surface contamination.
- d) **Unloading Materials**
It is the Contractors responsibility for unloading and storing all of their own materials.
- e) **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, including but not limited to:
- Cleaner**
- All floor areas are clear of any loose materials and debris in rooms requiring floor covering.
- Carpenter**
- That they are aware which rooms will require door cutting / easement after fitting of flooring as included in their trade specification. Clearing & cleaning eased door waste materials off finished floor.
- f) **Defective Workmanship**
All defects arising from bad workmanship by Contractors are to be remedied by the Contractor at no cost to the Company. Failure by the Contractor to carry out this contractual obligation resulting in an alternative contractor carrying out this work will incur the Contractor with the cost thereof.



g) **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.

h) **Clearing**

Contractor is responsible for clearing up and removing waste materials resulting from executing his trade process. Failure to comply with this requirement resulting in the Company's labour performing this task will result in contra charges.

Waste materials must be removed as work progresses, ensuring that all waste materials have been removed following the completion of the works. The contractor must provide us with a waste transfer licence for the appropriate disposal of their construction waste.

i) **Contract Conditions**

The Contractors attention is drawn to the Company's Conditions of Contract and General Terms.

j) **Group Suppliers**

The Contractor should be aware that the Company operates an agreed National specification with a number of suppliers; these should be listed in the enquiry letter and must be adhered to. Failure to do so may lead to the Company making a claim from the awarded Contractor for any loss of rebate.

Carpet & underlay -

Abingdon Flooring LTD
Unit 5a
Wharfedale Business Park
Edward Street
Bradford BD4 9RT

Carpet accessories (floor grippers & carpet bars) -

No group deal

Entrance matting -

No group deal

Levelling compounds & floors primers -

Norcros
Harewood Street
Tunstall
Stoke-on-Trent
ST6 5JZ

No other manufacturer's products are to be specified unless otherwise stated in the following Schedule of Materials.

k) **Health & Safety**

All operatives are to be inducted on site in accordance with Barratt Health and Safety Policy.

It is the responsibility of the contractor to provide their own PPE Equipment which must be worn at all times while on site. All necessary PPE based on your assessment of risk or where required by statutory provision or site rules to be supplied by contractor.

All operatives are to be in possession of a valid CSCS Card.



1. QUOTATION

- 1.1. The Contractor must provide a fully inclusive lump sum (labour and materials) fixed price quotation per House Type for supply and installation of Carpet floor covering works including underlay, grippers, door bars and threshold strips.
- 1.2. All works are to be completed in accordance with the House Type working drawings, Sales specification supplied with this specification document. The Contractors particular attention is drawn to the importance of following this information.
- 1.3. Your quotation for the Works is deemed to include all necessary,
 - 1.3.1. all equipment and materials necessary for the complete the floor covering installation,
 - 1.3.2. labour,
 - 1.3.3. supply of materials to Site,
 - 1.3.4. protecting materials on Site,
 - 1.3.5. distributing materials to Plots
 - 1.3.6. installation
- 1.4. The Contractor to state their extra over price, per unit, for the provision of Latex (or similar) leveling screed prior to underlay and carpet installation.
- 1.5. The contractor is to ensure that the sub-floor preparation as a clean, hard and dry finish free from all contamination prior to commencement.
- 1.6. Ground floor sub-floor construction will be trowel or power float finished concrete.
- 1.7. The contractor should report any defects within the sub-floor before commencing any works.
- 1.8. The acceptable carpet types that can be used are as the Stainfree Décor, Northumberland Twist, Stainfree affinity and Stainfree Embrace Ranges which are to be laid to hallway, stairs, landings, bedrooms and other area where indicated, as defined within the Company's Sales & Construction Specification.
- 1.9. The acceptable underlay types that can be used are: Cloud 9, Duralay, Tredaire and Greenstep (or similar approved range) are to be laid to Hallway, stairs, landings, bedrooms and other area where indicated, as defined within the Company's Sales & Construction Specification. Underlay must have a minimum density of 80kg per m³ and be at least 8mm thick, sponge rubber underlays must be at least 2,250gms per m². No underlay should be over 10mm thick
- 1.10. All Carpet and underlay are to be laid using Wilton Royal approved accessories and used in accordance with the manufacturer's instructions, specification and recommendations.



- 1.11. All edges of flooring are to be tensioned onto gripper rods which have been fixed in accordance with the manufacturer's instructions and specification. Glue and screw only to stairs.
- 1.12. A heavy-duty ribbed entrance mat should be installed in each plot normally of 1m². This should be available in either beige or anthracite.

2 PREPARATION

- 2.1 In preparing concrete bases, the flooring contractor must ensure the base is sufficiently dry, clean, free from contamination (efflorescence, laitance, dirt, oil, grease or other materials incompatible with the bedding) and smooth to receive mortar bed. Any hollow or uneven areas are to be notified to the Site Manager for appropriate repair by the original Contractor. Dusty or porous concrete/screeds should be thoroughly dry brushed and then primed with Norcros Prime Bond diluted 1: 4 with water or similar.
- 2.2 New concrete must be cured for a minimum 6 weeks before application of a cement sand screed. Where a smoothing under-layment is required, a type recommended by Norcros or other appropriate specialist is to be used, additionally it must applied to the base and allowed to dry for a minimum of three weeks before fixing Carpet floor covering unless otherwise specified by the screed manufacturer.
- 2.3 All secondary backed carpets must be fitted with sound reducing underlay, to a minimum of BS EN ISO 140-8 / BS ISO 717-2.
- 2.4 Power floated finishes are to be cleaned and dust-free in readiness to receive a slurry bonding coat comprising of 2 parts cement-based adhesive to 1 part Norcros Prime Bond or other type of approved specialist compound, in accordance with screed contractor and compatibility of floor finish to ensure correct bond.
- 2.5 When fitting floor covering to under stairs, cupboards and airing cupboards maintain due care and attention to health and safety.
- 2.6 For floor coverings, no seams/strips to rooms under 5m wide use correct width roll. Please check with the site manager if you have concerns over the locations of possible seams/stitching.
- 2.7 Mastic from skirting installation or soundproofing mastic should not be cut away from skirting please see site manager for rectification.
- 2.8 If underfloor heating is specified and has been installed the tog rating of the carpet plus the underlay must not exceed 2.4 tog (or as advised by the underfloor heating supplier) and adjusted accordingly.

3 COMMUNAL CARPETS

- 3.1 Communal carpet tiles are to be installed in Contrast Tweed / Heather Gel. With corresponding trimmers and nosing's and mat well to primary entrance.

4 COMPLETION

- 4.1 Following completion all completed areas are to be adequately protected, kept clean and clear of traffic or permit only light traffic for the next 10 days.
- 4.2 Ensure skirting is undamaged and is clean after installation.
- 4.3 Gaps between the skirting & floor finish must not exceed 3mm
- 4.4 Site manager to check and sign off upon completion and to check installation of protection materials.
- 4.5 Carpet to be fully vacuumed after fitting, ensuring all fibers that have been released from the pile with foot traffic at installation are removed.
- 4.6 All cut pile carpets can be subject to a shading effect. This is not a manufacturing defect but could be light reflecting from unequal crushing of the pile during installation. If you have installation issues please make the site manager aware as soon as possible.



DAVID WILSON HOMES
WHERE QUALITY LIVES



BARRATT
DEVELOPMENTS PLC

CARPET FLOOR COVERING

TRADE SPECIFICATION AGREEMENT

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

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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 – 1 July 2017
Rev A – 1 January 2018
Rev B – 1 July 2018