

## VINYL TILE, SHEET & LAMINATED FLOORING

### 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, nature of the soil, extent of wet 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, NHBC and Local Authority requirements. 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.

**Unloading Materials**

It is the Contractors responsibility for unloading and storing all of their own materials.

d) **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:

**Carpenter**

Make sure they are aware which rooms will require door cutting / easement after fitting of flooring.

e) **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.

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.

g) **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 and taken to waste segregation area for sorting by subcontractor.

h) **Contract Conditions**

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

i) **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.

Vinyl floor tiles & adhesives -

**Antico**

Solar Park  
South Side  
Solihull  
West Midlands  
B90 4SH

Vinyl floor sheet & adhesives -

**Moduleo**

23 Royal Scott Road  
Pride Park  
Derby  
DE24 8AJ

Wood laminate floor & adhesives -

**Quickstep**

Unit 5 Rampant Business Park  
Newry  
Co Down  
BT34 2QU

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.

j) **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 Vinyl tile or sheet and laminate flooring works.
- 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 flooring 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 fixing of vinyl tile or sheeting.
- 1.5. All workmanship and material shall conform to current NHBC Regulations Section 8.3 (and clauses referred to therein).
- 1.6. The contractor is to ensure that the sub-floor preparation as a clean, hard and dry finish free from all contamination prior to commencement.
- 1.7. Ground floor sub-floor construction will be trowel or power float finished concrete.
- 1.8. Where requested concrete sub-floors to kitchens are to have 3mm Norcros or similar approved, under-layment. This is to be toned down shortly after installation to remove all trowel marks. In addition, any other areas or patches that require under-layment or latex are to be agreed, in writing, prior to execution with a representative of the Company.

- 1.9. The contractor should report any defects within the sub-floor before commencing any works.
- 1.10. The acceptable tile types that can be used are: Amtico and Moduleo (or similar approved range as detailed within the attached addendum or regional sales specification) are to be laid to kitchens, utilities, ground floor cloakrooms and other area where indicated, as defined within the Company's Sales & Construction Specification.
- 1.11. The acceptable wood laminate types that can be used are: Quickstep (or similar approved range as detailed within the attached addendum or regional sales specification) are to be laid to kitchens, utilities, ground floor cloakrooms and other area where indicated, as defined within the Company's Sales & Construction Specification.
- 1.12. All flooring is to be laid using Amtico or Moduleo approved adhesive and used in accordance with the manufacturer's instructions, specification and recommendations with suitable floor preparation for the above flooring systems.
- 1.13. All edges of vinyl flooring are to be sealed to skirting and doorways in accordance with the manufacturer's instructions and specification. **NO SILICONE SEALANT MAY BE USED FOR 72 HOURS AFTER FLOORING HAS BEEN INSTALLED TO ALLOW ADHESIVE TO SET FULLY.**
- 1.14. Mastic from skirting installation or soundproofing mastic should not be cut away from skirting please see site manager for rectification.
- 1.15. Where a space is allowed for appliances vinyl must be fully laid into this space without seam (unless room is over 4m wide when seam is permissible)

## **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 other liquid sealer / primer.
- 2.2 New concrete must be cured for a minimum 6 weeks before application of a cement sand screed or tiled finish. Where a smoothing under-layment is required, a type recommended by Norcros or other appropriate specialist is to be used, additionally it must be applied to the base and allowed to dry for a minimum of three weeks before fixing tiles unless otherwise specified by the screed manufacturer.
- 2.3 All laminated floors must be fitted with sound reducing underlay, to a minimum of 19dB
- 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 similar.

- 2.5 When fitting floor covering to under stairs, cupboards and airing cupboards maintain due care and attention to health and safety.
- 2.6 Initially, the flooring contractor must check to see that there are no unintended colour or shade variations within the packs for use in each area/room. If variations in tiles are found, tile must be mixed before laying.
- 2.7 Unless specified otherwise, tiles should be fixed so that there is adhesion over the whole of the base and tile backs. Before the bedding material sets make adjustments necessary to give true, regular appearance to tiles and when viewed under final lighting conditions. All surplus bedding material must be cleaned from joints and face of tiles without disturbing tiles.
- 2.8 For vinyl floor sheeting no seams to rooms over 4m wide.
- 2.9 Where Vinyl sheeting is to be installed to areas which require ply over timber floors this must be 5.5mm thick & CE certified.
- 2.10 Areas OF 12m<sup>2</sup> OR over must be fully adhered to the sub floor.

### **3. COMPLETION**

- 3.1. Following completion all complete areas are to be adequately protected, kept clean and clear of traffic for at least four days and permit only light traffic for the next 10 days.
- 3.2. Ensure skirting is undamaged and is clean after installation.
- 3.3. Gaps between the skirting & floor finish must not exceed 3mm for vinyl sheet and for Laminate/wood, a minimum of 8mm (if installed before skirtings boards there would be no gap).

### **4. FLOORING TYPE CONSIDERATIONS (notes for installation)**

- 4.1. We have three types of floor construction used in our new homes; chipboard flooring, sand cement screed and anhydrite screed. Each floor has a different method to install the **Amtico floor covering** and these methods must be followed.
  - 4.1.1. **Chipboard Flooring** - The chipboard floor must be overlaid with a nominal 6mm plywood grade flooring. The plywood used should conform to a classification of EN636-2 and be secured with annular ring shank nails or screws, fixed at 150mm centres starting from the centre of the sheet and working outwards to the perimeter. Plywood sheets must be laid so that joints are staggered and where possible the joints in the plywood do not coincide with the joints in the Amtico floor covering.
  - 4.1.2. **Sand and Cement Screed and Concrete Floors** - It is the responsibility of the floor covering installer to check the condition and humidity of the floor prior to laying the Amtico flooring. If it is found that the floor has a humidity level above 75%, a damp proof membrane can be applied to the floor, enabling the Amtico flooring to be laid on top. This will incur an extra cost to the operation.



- 4.1.3. **Anhydrite Floors** - It is fundamental that prior to the floor covering being laid the Site Manager identifies, with the groundwork contractor or screeding contractor, whether anhydrite has been used. It is critical that this information is communicated to the flooring installer so that they can follow the correct method of preparing and laying the Amtico floor covering. This must be communicated to the flooring contractor as the installation of the flooring material will require different products and methods. Commonly used brand names of anhydrite are Agilia, Gyvlon and Weber. If anhydrite floors are prepared in the same manner as conventional sand and cement floors, there is a serious risk of failure of the finished floor. Under **no** circumstances must the Amtico floor be laid if the relative humidity of the floor is above 75%. This must be checked by the flooring contractor before laying the Amtico floor covering. In the case of anhydrite floors, a damp proof membrane **cannot** be laid as this can emulsify the adhesive and result in a failure of the glue.
- 4.1.4. **Perimeter Finishes** - Whenever possible, skirting boards, wash basin pedestals and WC pans should be removed prior to installing the Amtico floor covering, and installed on top of the floor covering providing a higher quality finish.



**VINYL TILE, SHEET & LAMINATED FLOORING**

**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:**  
.....

**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 A – 6 September 2001
- Rev B – 1 December 2003
- Rev C – 3 January 2008
- Rev D – 3 September 2008
- Rev E – 1 August 2010
- Rev F – 1 January 2015 (Draft)
- Rev G – 1 July 2017
- Rev H – 1 January 2018
- Rev I – 1 July 2018