

Refurbishment to Plaster Ceilings

Product - A premixed white lime-cement plaster in accordance with BS EN 998: Part 1, mortar group PII pursuant to DIN 18550, providing a hydrophobic, aerated plaster with high vapour diffusion for building refurbishment, Vandex Refurbishment Plaster White.

General refurbishing to the retained areas of the existing plastered ceiling.

1. Survey to be undertaken to identify areas of dilapidated plaster, to be recorded and noted.
2. Areas of friable plaster are to be lightly sanded back to remove all extent of friable material. Existing surface cracks and small areas where friable plaster has been removed are to be filled using the proprietary product.
3. Once cured, the area is to be sanded down to provide a flush finish to the existing.
4. For larger areas of dilapidated plaster beyond the point of surface enhancement, the affected area is to be reduced back to the existing expanded metal lath substrate, with the substrate suitable cleared of all previous plaster.
5. The affected area is to receive a new layer of the proprietary product made flush with the existing.
6. Decorative paint finish to be applied to the paint manufacturer's recommendation post all refurbishments work and installation of all services.

Service installation and making good.

1. Where new services are to be installed, the area to be removed is to be kept to the smallest achievable area for installation or as detailed on the drawings – no further demolition is to be undertaken without prior approval.
2. The area to be removed is to be carefully cut out along the route using hand tools to minimise the risk of unwanted damage.
3. Once the cut-out edges of the openings are to be lightly sanded back and cleaned of any friable plaster.
4. For small services such as lighting fixtures, the proprietary product is to be used to fill in any small gaps around the services, before a light sanding to provide a flush finish with the existing plaster.
5. For large sections of removal, a new plasterboard MF ceiling is to be installed in between areas of removal, with the plasterboard dubbed to the edge of the cut existing metal lath substrate. The new layer of plasterboard is to receive a finishing coat of the proprietary product to bring the ceiling flush with the existing.
6. Decorative paint finish to be applied to the paint manufacturer's recommendation post all refurbishments work and installation of all services.

Refurbishment to cornice,

1. Survey to be undertaken to identify areas of dilapidated plaster, to be recorded and noted.
2. Where the cornice shows no sign of detachment from either the wall or ceiling, is not cracked along its length, has no signs of mould and is not soft and crumbly to touch, it is to be cleaned only.

3. Where the cornice shows signs of nicotine staining, harsh or abrasive methods are not to be employed that might damage the integrity of the element. The plaster is to be cleaned by products as recommended by the specialist sub-contractor.
4. Once old paint has been removed and the plaster cleaner, apply two coats of lime wash (Whitewash).
5. Where cracking is present of the cornice/rose is coming away from the wall, the substrate is to be confirmed structurally sound. If structurally sound, the cracks are to be repaired using rubbing down and the proprietary product.
6. Where sections of the profile have been irreparably damaged, a rubbing is to be taken of the profile and a reproduction is to be installed, hand tools are to be used when removing and damaged or dilapidated plaster.