

**BUILDING DESCRIPTION: OFFICE&WORKSHOP**

**CITY TOWN: ZEERUST**

**ASSET NO: 02AL637**

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**CONTRACTOR TO CHECK ALL MEASUREMENTS AND QUANTITIES BEFORE ORDER ANY MATERIAL, MEASUREMENTS AND QUANTITIES ON WORK LISTS IS ONLY FOR TENDER PURPOSE.**

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**ITEM NO SPECIFICATIONS FOR ITEMS**

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**CEILINGS**

- 37 Work description: Paint ceiling complete 2 coat super acrylic PVA  
Paintwork to ceilings Include the cover strips, cornices shall include the preparation of surfaces, including filling, stopping, sanding, dusting and priming of nail heads or screws with universal undercoat. Apply two coats of acrylic PVA. All surfaces not being painted such as brickwork, sills, floors, joinery work and the like must be covered up and protected against spotting before any painting is commenced. No sweeping or dusting shall be done while painting is in progress or while paint is still wet.

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**WALLS INTERIOR**

- 56 Work description: Paint walls smooth plaster 2 coat super acrylic PVA  
Paintwork of walls shall include the preparation of surfaces, include filling all cracks and holes with the appropriate filler or patching plaster depending on the size of the cracks or holes. The areas under repair must be rubbed down to a smooth, even finish. Brush down the surface removing all loose particles and dust ensuring that the surface is sound. Wash the wall with sugar soap, all grease or oil shall be removed with , sugar soap. Rinse thoroughly with clean water. No sweeping or dusting shall be done while painting is in progress or while paint is still wet.

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- 94 Work description: Build 110mm semi Face brick wall  
Supply approved as specified Semi Clay face bricks. Clay semi face brick shall comply with SABS 227 . The mortar for wall shall be 1 part PPC cement and 4 parts clean approved building sand. All masonry shall be plumb, level, straight and true, the joint thickness shall be as specified the joints shall be even in thickness and in a straight line. The bricks shall be correctly bonded and shall rise uniformly with no portion exceeding 1,2m above any other part of the work. Brick force shall be installed on every 4 layers of brick.

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**WINDOWS INTERIOR**

- 119 Work description: Fit / replace window peg stay  
Provide and replace or fit new brass or chrome plated peg stay and fix with right type and of matching metal finish screws. Apply lock tight to screw.
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**ITEM NO      SPECIFICATIONS FOR ITEMS**

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- 137 Work description: Install/replace vertical blinds (1)  
Track Of extruded aluminum construction measuring 44,5mm wide by 25mm (DELUXE, SLIMLINE DESIGN) and available in natural anodized finish (25 micron) as standard or an option of bronze anodized or white powder coated finish. Fixing For TOP FIX (ceiling or recess fix) extruded aluminum "QUICK CLIP FIX" brackets are used which are firstly secured to the top of the recess with Hilti prefix anchors and the track is then clipped into the brackets. For FACE FIX extruded aluminum "QUICK CLIP FIX" brackets are used which are firstly anchored to the wall by means of Hilti prefix anchors and the track then clipped into the integral bracket. The brackets are anodized or powder coated to match the specific track. Mechanism The runners shall be of high quality construction incorporating a safety/slipping clutch to ensure the correct alignment of the blades. The runners are 10mm wide and operate on wheels and are linked together with nylon links which ensure a minimum of 13mm overlap on each blade/vane. The blinds are drawn by means of a polyester control cord with a white, plastic tension (weight 110 grams) and the blades are rotated with a bead chain control through a plastic reduction gearbox (3.5 : 1 ratio). The hanger on the runner is moulded from clear polycarbonate and is the "peg" design. The vertical position of the blades is maintained by moulded PVC bottom weights (weighing 50 grams for 127mm blades and 38 gram for 90mm) in a pocket at the bottom of the vane/blade which are interconnected by means of twin, snap-on, white, plastic link chain. , Glass fibre and Acrylic composition; all of which are vinyl coated and anti-static treated. For recess fix blinds the clearance between bottom of blinds and windowsill shall be 10 mm. For face fix blinds the blinds shall cover the window with plus 150 mm on each side of window where possible, the top of the blind shall be 100 mm above the lintel and the bottom of the blinds shall be 150 mm below the windowsill. Rails to be fit with quick snap-out clamps spaced not more than 900mm apart.

IMPORTANT - THE TOP POCKETS HOUSING THE LOUVRE SLATS/HANGERS AND THE BOTTOM POCKETS HOUSING THE MOULDED PVC BOTTOM WEIGHTS SHALL BE SEWN AND SHALL NOT GLUED OR HEAT SEALED

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**WINDOWS INT AND EXT**

- 149 Work description: Fit windowpanes to new frame  
Clean frame from all rust and dirt. Spot paint frame with anti rust metal primer where factory coating is damaged. Fixing of glass shall comply with part N of section 3 of SABS 0400 The glass for glazing shall comply with (cks 55). The thickness of panes related to its area shall be in accordance with (SABS 0137). Glazing putty shall comply with (SABS 680). Back putty shall not exceed 3mm. Glazing shall be executed in accordance with (SABS 0137). Front putty must be straight and in line with the top of the frame profile. Glass panes shall have adequate clearance between the edges of glass and the rebates as no glass to metal/wood contact at any point will be permitted.

- 153 Work description: Fit windowpanes clear to new frame  
Remove broken windowpane, clean frame from all rust and dirt. Clean frame from all rust and dirt. Paint frame with anti rust metal primer. Fixing of glass shall comply with part N of section 3 of SABS 0400 The glass for glazing shall comply with (cks 55). The thickness of panes related to its area shall be in accordance with (SABS 0137). Glazing putty shall comply with (SABS 680). Back putty shall not exceed 3mm. Glazing shall be executed in accordance with (SABS 0137). Front putty must be straight and in line with the top of the frame profile. Glass panes shall have adequate clearance between the edges of glass and the rebates as no glass to metal/wood contact at any point will be permitted.
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**ITEM NO      SPECIFICATIONS FOR ITEMS**

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168 Work description: Paint window frame complete  
Clean window frame from rust and dirt by scraping or by means of steel wire brush. Sand frame complete and wipe off all sanding dust to obtain a perfectly clean surface. Prime all exposed metal surfaces with an approved metal primer. Apply one coat universal undercoat and one coat white gloss enamel. After painting window-opening sections shall open and close easily. All Window handles, peg stays and sliding stays shall be removed to paint window. The Window handles, peg stays and sliding stays shall be removed cleaned and re-fitted. Contractor shall be responsible for any lost window fittings

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176 Work description: Breakout window frame  
Take out the existing doors and frames where shown or specified and remove from the site.

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179 Work description: Build in window frame in new OPENING IN wall  
Window frames shall comply with SABS 727 and fittings shall be brass or chromium plated. Windows of single construction shall have weather bars at transoms above opening sashes. Except where galvanized frames are specified on fault list, frames shall be treated with one coat primer complying with SABS 909 before leaving the factory. Where windows are specified with burglar bars, these shall be standard type fitted over opening sashes. Remove existing window frame and build in new frame to match existing work with regard to brickwork, plaster and windowsill.

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**DOORS/SECURITY GATES**

196 Work description: Replace barrel bolt  
Replace/provide type barrel bolt as specify on fault list. Screws for fixing of barrel bolts shall be of matching metal and finish

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199 Work description: Fit/Replace cabin hook  
Fit all doors swinging outwards with 150mm cabin hook and eye holders as sample 162, the cabin hooks securely screwed to 100 x 100 x 25mm thick hardwood blocks fixed to walls.

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215 Work description: Fit 2 lever mortise lock with handles to new door  
Mortise locks and mortise lock furniture shall comply with (SABS 4) and shall have SABS mark on each lock. Each lock shall have two keys and lock shall not have interchangeable keys. Lock and handles must fit precise and shall be straight and parallel to door. Locks and handles shall be fixed with the right type of screw for the type of lock.

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217 Work description: Fit 4 lever mortise lock with handles to new door  
Mortise locks and mortise lock furniture shall comply with (SABS 4) and shall have SABS mark on each lock. Each lock shall have two keys and lock shall not have interchangeable keys. Lock and handles must fit precise and shall be straight and parallel to door. Locks and handles shall be fixed with the right type of screw for the type of lock.

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219 Work description: Fit 4 lever rebate mortise lock with handles to new door  
Mortise locks and mortise lock furniture shall comply with (SABS 4) and shall have SABS mark on each lock. Each lock shall have two keys and lock shall not have interchangeable keys. Lock and handles must fit precise and shall be straight and parallel to door. Locks and handles shall be fixed with the right type of screw for the type of lock. Mortise locks where specified are to be snugly fitted into the mortice with face plate flush with edge of door. In flush doors the mortice is to be deep enough to accept the lock, but must not penetrate through to the core of the door.

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224 Work description: Fit Night latch to new or existing door  
Night latch lock and furniture shall comply with (SABS 4) and shall have SABS mark on each lock. Each lock shall have two keys and lock shall not have interchangeable keys. Lock must fit precise and shall be straight and parallel to door. Locks shall be fixed with the right type of screw for the type of lock.

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**ITEM NO      SPECIFICATIONS FOR ITEMS**

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229 Work description: Replace flush panel door and paint 1 coat primer  
Cutting, chiseling, drilling and fitting the door to the hinges. Masonite hollow core door shall have solid timber sides with out joints. The clearance on top and on sides shall be 3mm. The clearance at the bottom shall be 6mm. Any door that is too wide or tall to fit the door frame shall be reduced in size by removing material equally from each edge — removing material from one edge only to obtain a fit is unacceptable. The door shall be fixed with no 8 x 40mm wood screws. The hinges shall be recess and the recess shall be square to the edge, The door shall open and close easy without any hinge bound.

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233 Work description: Fit / Replace meranti FL & B door  
SA Meranti flash back frame and ledged door. The clearance on top and on sides shall be 3mm and 6mm at bottom. Any door that is too wide or tall to fit the door frame shall be reduced in size by removing material equally from each edge — removing material from one edge only to obtain a fit is unacceptable. Hinges shall be fixed with no 8 x 40mm woodscrews to door. The hinges shall be recess and the recess shall be square to the edge.

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236 Work description: Supply and fit solid hardwood door, type specified on fault list  
The clearance on top and on sides shall be 3mm and 6mm at bottom. Hinges shall be fixed with no 8 x 40mm woodscrews to door. The hinges shall be recess and the recess shall be square to the edge. The mortise lock shall be precise fitted. The handles shall be parallel with door edge. The door shall open and close easy without any hinge bound. The door shall be primed with wood primer as soon as possible.

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238 Work description: Paint door complete 2 coats  
Previously painted doors: Wash thoroughly with a suitable detergent to remove all dirt and rinse with clean water. Remove defective paint/varnish and repair all holes and defective places with a suitable wood filler. Sand complete door and wipe off all sanding dust with a damp cloth. Allow to dry and apply one coat universal undercoat and one coat gloss enamel paint. New doors to be painted: Sand smooth and wipe sanding dust off with damp cloth. Allow to dry and apply one coat wood primer, one coat universal undercoat and one coat gloss enamel on doors to be painted.

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239 Work description: Varnish door complete 2 coats  
Previously varnished doors: Wash thoroughly with a suitable detergent to remove all dirt and rinse with clean water. Remove defective paint/varnish and repair all holes and defective places with a suitable wood filler. Sand complete door and wipe off all sanding dust with a damp cloth. Allow to dry and apply two coats of varnish on varnished doors. New doors to be varnished: Sand smooth and wipe sanding dust off with damp cloth. Allow to dry and apply one coat wood primer, one coat universal undercoat and one coat gloss enamel on doors to be painted and three coats varnish on doors to be varnished.

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**DOORFRAMES**

260 Work description: Fit / replace door catch on frame  
Provide the right type of door catch for the type of doorframe. Position catch that door will close easily but without any play and fix door catch with right type and size screws.

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275 Work description: Paint single frame complete 2 coats  
Previously painted wood doorframe: Wash thoroughly with a suitable detergent to remove all dirt and rinse with clean water. Remove defective paint/varnish and repair all holes and defective places with a suitable wood filler. Sand complete frame and wipe off all sanding dust with a camp cloth. Allow too dry and apply one coat universal and one coat gloss enamel on painted frames. Previously painted steel doorframes: Clean doorframe from all rust and dirt by means of scraping, steel wire brush or sanding. Sand frame complete and wipe off all sanding dust with damp cloth. Allow too dry. Spot prime all expose metal surface with an approved metal primer. Apply one coat universal undercoat and one coat gloss-enamel. New wood doorframes to be painted/varnished: Sand smooth wipe sanding dust off with damp cloth allow to dry and apply one coat wood primer, one coat universal undercoat and one coat gloss enamel on doors to be painted

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**ITEM NO      SPECIFICATIONS FOR ITEMS**

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- 277 Work description: Paint double frame complete 2 coats  
Previously painted wood doorframe: Wash thoroughly with a suitable detergent to remove all dirt and rinse with clean water. Remove defective paint/varnish and repair all holes and defective places with a suitable wood filler. Sand complete frame and wipe off all sanding dust with a damp cloth. Allow too dry and apply one coat universal and one coat gloss enamel on painted frames. Previously painted steel doorframes: Clean doorframe from all rust and dirt by means of scraping, steel wire brush or sanding. Sand frame complete and wipe off all sanding dust with damp cloth. Allow too dry. Spot prime all expose metal surface with an approved metal primer. Apply one coat universal undercoat and one coat gloss-enamel. New wood doorframes to be painted/varnished: Sand smooth wipe sanding dust off with damp cloth allow to dry and apply one coat wood primer, one coat universal undercoat and one coat gloss enamel on doors to be painted.
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**FLOORS**

- 310 Work description: Lay first grade ceramic tiles on floor  
\*BEFORE TILING COMMENCE, THE REPRESENTATIVE MUST FIRST APPROVE THE SURFACE IN SITE BOOK.\*ALL TILES THAT SOUND HOLLOW SHALL BE REMOVED AND RE-FIX. \*\*\*USE ONLY TYLON CM11 OR TAL PROFESSIONAL ADHESIVE OR TYPE APPROVED BY PROJECT MANAGER. \*\*\*NEVER USE SPOT OR BLOB METHODS.\*\*\*NEVER BUT JOINT TILES. Clean surfaces thoroughly before any tiling commenced. Smooth or painted surfaces must be chipped to 80% of area and KEY IT from TAL or TYLON must be applied over whole area. Glazed floor tiles shall comply with (SABS 1449). Tiles shall be even in shape and size, free from cracks twist or blemishes and uniform in colour. The adhesive shall be Tylon CM11 tile adhesive or Tal professional the use of any other type shall not be allowed if not approved by the Project manager. Joints shall be straight, continuous with 5mm width and pointed with waterproof grouting compound from TAL, Tylon or Alcolin. Symmetrical arrangement of tiling with cutting along both sides of panels to avoid cutting of tiles smaller than 75mm wide shall be done. Cutting and fitting of tiles against walls and around doorframes, sanitary fittings, etc must be neat, with a gap between 4 and 6mm. Replace one broken or cracked floor tile between existing tiles. Use notched trowel to apply adhesive 10mm X 10mm notches at 6mm intervals. The BLOB and SPOT method must not be used. All excess adhesive shall be removed from joints before drying has occurred. Tiles must be dry before being bedded. Tap tiles level with a rubber mallet. All tiles must make 100% contact with adhesive, make sure there are no voids. Any tile that sound hollow if tapped shall be removed. Allow the adhesive to cure for 2 to 3 days before grouting. Use only approved grout, mix grout with Tylon or Tal Bond-it in areas specified. Fill joints to lower edge of bevel and not level with the top of the tile. The work must be kept very clean during grouting as dried grout is almost impossible to remove from textured tiles. DO NOT USE ACIDS, SPIRITS OF SALTS, AMMONIA, OTHER STRONG CHEMICALS OR STEEL WOOL TO CLEAN TILES.
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- 313 Work description: Supply and fit heavy duty aluminum L strip at door entrance
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- 340 Work description: Lay ceramic tile skirting  
Chip skirting area to 80% and apply Tylon or Tal key coat. Mix and apply key coat as recommended by the manufacturer  
Cut ceramic tiles +80mm wide and fix to wall as skirting. Factory finish edge shall be on top and cut part towards the floor. Tiles shall be in straight line and the same specifications for tiling of walls and floors will be applicable
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**PLUMBING INTERIOR**

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**ITEM NO      SPECIFICATIONS FOR ITEMS**

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400 Work description: Install/replace wash hand basin 2 taps, connector, outlet and Wash hand basins white porcelain/glazed ceramic and shall comply with (SABS 497). Pillar taps shall be chromium plated brass and of heavy pattern Cobra brand and shall comply with (SABS 226). Taps for hot water shall be marked with red coloured plastic insets and fixed on the left hand side of all basins, sinks, showers, etc. and taps for cold water with green/blue plastic insets on the right hand side. Waste outlet shall be chromium plated brass with plug, chain and of Cobra brand and shall comply with (SABS 226). Rubber trap shall comply with (SABS 1321). Installation of basin, taps, waste outlet and trap shall be done in accordance with the relevant manufacturer's instructions. Basin shall be fixed with silicone layer between basin and wall and basin shall be level and shall be 800mm from finished floor level to top front section of basin in no pedestal basin is specified.

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454 Work description: Install Zip hidroboil complete

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**FIT/REPLACE ITEMS/ FURNITURE**

483 Work description: Fit/Replace mirror  
Mirrors shall comply with the requirements of SABS Specification 1236, Class A. Unframed mirrors shall have polished edges (Beveled edges are not permitted). Provide mirrors where shown or mentioned, size as specified in work list, side shall be rounded and polished edge silvered plate glass. Each mirror to be drilled four (4) times and countersunk screwed to plugs in wall with 38 mm long screws, fitted with domed chromium-plated cups. Provide at each fixing point a felt washer between wall and mirror or if specified on work list with mirror adhesive.

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489 Work description: Fit/Replace towel rail  
Provide chrome plated towel rail and brackets. Towel rail shall be 1m long and fix with fisher plugs and at least 35mm long countersunk self-tapping screws. REFIX TOWEL RAILS: Remove loose towel rails from wall. Drill out the existing wall plugs and replace with new patent plastic or hardwood wall plugs. Refit towel rails with 38mm long chromium-plated round-headed screws, securely screwed to plugs in wall.

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**ROOF**

496 Work description: Replace roof screw with coach type roof screw for IBR sheets  
Replace all loose screws with 90mm coach screws for IBR roof sheets. The coach screw shall be screwed into the wood purlin, using either a hand-operated speed wrench or an electrical nut runner. The screws must be screwed into the purline at an angle of 90 degree to the profile of the roofing sheet. THE SCREW MUST NOT BE HAMMERED INTO THE PURLINE. Use bondit roof washer with coach screws.

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519 Work description: Spot primer rusted area  
Apply edge primer as per manufacturer specification. (AREA DO NOT INCLUDE ROOF SHEET PROFILE)

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525 Work description: Paint roof  
The Project manager must first approved roof after cleaning before the first coat is apply and must first approved the first coat before the second coat can be applied. The roof paint shall be applied by paint shall be applied by.  
Roof shall be 100% clean before the roof paint is applied. All the rusted areas shall be spot primed, and the primer shall be dry before the first coat of Dulux roof guard or Plascon roof paint is applied. The roof paint shall be applied by brush, the use of roller or broom is not permitted. The paint shall be apply according to the manufacturer specifications and over coat times.

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**ITEM NO      SPECIFICATIONS FOR ITEMS**

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535 Work description: Paint expose roof timber purlins  
Item include cleaning by washing off al dirt. Remove all loose, chalky, flaking, peeling paint from wood, sanding and wipe off sanding dust with damp cloth and leave to dry before applying paint.  
NEW ROOF TIMBER PAINTED/CARBORLINEUM: Apply one coat approved exterior wood primer for roof timber specified to be painted before timber are fixed in position, apply one coat universal undercoat and one coat gloss enamel. For roof timber specified to be carborlineum, apply two coats carborlineum.

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536 Work description: Paint expose roof timber sprockets  
Item include cleaning by washing off al dirt. Remove all loose, chalky, flaking, peeling paint from wood, sanding and wipe off sanding dust with damp cloth and leave to dry before applying paint.  
NEW ROOF TIMBER PAINTED/CARBORLINEUM: Apply one coat approved exterior wood primer for roof timber specified to be painted before timber are fixed in position, apply one coat universal undercoat and one coat gloss enamel. For roof timber specified to be carborlineum, apply two coats carborlineum.

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**FACIA/BARGE BOARDS**

552 Work description: Paint fascia board steel/asbestos two coats  
STEEL FASCIA BOARDS: Clean from rust and dirt by scraping or by means of steel wire brush, sand completely and wipe off all sanding dust to obtain perfectly clean surface. Spot prime all exposed metal surface with an approved metal primer. Apply one coat universal undercoat and one coat of gloss enamel.  
CEMENT FIBRE FASCIA BOARDS WITH PAINT IN GOOD CONDITION: Clean from all dust and dirt with approved detergent and rinse with clean water. Remove all defective paint, sand completely wipe off all sanding dust with a damp cloth, spot prime all nail and screw heads and apply two coats Plascon wall and all paint of Dulux wall guard paint or approved paint for cement fibre products.  
CEMENT FIBRE FASCIA BOARDS WITH PAINT IN BAD CONDITION: Remove all paint coatings back to bare surface. sand down to a smooth surface, spot prime nail and screw heads with universal undercoat and paint surfaces two coats Plascon wall and all or with two coats Dulux wall guard paint.

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553 Work description: Paint Barge board steel/Cement fibre two coats  
STEEL BARGE BOARDS: Clean from rust and dirt by scraping or by means of steel wire brush, sand completely and wipe off all sanding dust to obtain perfectly clean surface. Spot prime all exposed metal surface with an approved metal primer. Apply one coat universal undercoat and one coat of gloss enamel.  
CEMENT FIBRE BARGE BOARDS WITH PAINT IN GOOD CONDITION: Clean from all dust and dirt with approved detergent and rinse with clean water. Remove all defective paint, sand completely wipe off all sanding dust with a damp cloth, spot prime all nail and screw heads and apply two coats Plascon wall and all paint of Dulux wall guard paint or approved paint for cement fibre products.  
CEMENT FIBRE BARGE BOARDS WITH PAINT IN BAD CONDITION: Remove all paint coatings back to bare surface. sand down to a smooth surface, spot prime nail and screw heads with universal undercoat and paint surfaces two coats Plascon wall and all or with two coats Dulux wall guard paint.

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**GUTTERS/DOWNPINES**

554 Work description: Clean gutters inside  
Remove all leaves, ground and other debris from gutters and rinse with clean water.

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565 Work description: Paint gutters outside complete  
Previously painted gutters: Remove all defective paint, sand gutter complete and clean surface from all dust and dirt. Apply one coat universal undercoat and one coat of gloss enamel.

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**ITEM NO      SPECIFICATIONS FOR ITEMS**

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- 572 Work description: Paint down pipe complete  
Previously painted down pipes: Remove all defective paint, sand down pipe completely and clean from dust and dirt. Apply one coat universal undercoat and one coat of gloss enamel.
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**PLUMBING EXTERIOR**

- 662 Work description: Install/replace pre-cast concrete gully top.  
Pre-cast concrete gully top shall be 150mm above ground level or 50mm above permanent paving or concrete apron. The pre-cast concrete gully shall be finished off against wall and concrete-/paving apron.
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- 666 Work description: Install or Replace waste pipe with holder bats complete  
Replace hand washbasin waste pipe with 40mm or 50mm and all other with 50mm upvc waste and vent pipes and fittings as per (SABS 791) According to National Building Regulations (SABS 0400-1990).
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- 667 Work description: Couple new water pipe to existing water network  
Provide and connect to the connection previously specified, water supply piping of type and diameter as shown on the drawing or as directed, and lay under-ground to the lines shown or as been directed. Type and diameter of piping: 22mm poly cop At various points where shown, inset T-pieces for branches and lay similar piping to the various points as shown and leave ready for internal connections. Provide all the necessary tees, bends, etc. and do all the necessary cutting and jointing of piping as required.
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- 674 Work description: Install/replace stopcock  
Stop cock chambers shall be 225 x 225 mm internally with half brick sides in cement mortar and with 225 x 225 mm cast iron box with hinged lid set in and including 375 x 375 x 100 mm thick Class C
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**PAINT PIPES/STEEL/STRUCTURE**

- 697 Work description: Paint steel structure as specified on worklist, primer, undercoat and finish coat as specified  
Item include all preparatory work, as specified by paint manufacture. If primer coat are specify in work list or if necessary to spot priming the surface all rust shall be removed. If repainting wash off all dust and dirt, sand and wipe sanding dust off with damp cloth. Apply paint as specified on work list. Each coat is to have a minimum dry film thickness of 30 microns.
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