



For The Attention
Of Alex Banks

GPF Lewis

Alex.banks@gpflewis.co.uk

Thursday 4th June 2020

Dear Alex,

Ref - KEIM MINERAL PAINTS - 43 EAGLE STREET, HOLBORN, LONDON WC1R 4AT

Further to our recent conversation regarding the external surfaces at the above-named project, please find enclosed our proposals and recommendations for the pre-treatment and decoration of the same using Keim Mineral Paints.

If we can be of any further assistance please do not hesitate to contact us.

Best Regards

Sophie Hughes
Marketing Assistant
Keim Mineral Paints Ltd



KEIM MINERAL PAINTS LTD

PROPOSAL REPORT FOR 43 EAGLE STREET, HOLBORN, LONDON WC1R 4AT
(ISSUED SITE UNSEEN)

S. HUGHES
4TH JUNE 2020



1. PROJECT SUMMARY

This proposal report has been produced by Keim Mineral Paints in order to give advice on the application of Keim products. This report has been produced site unseen and is based upon information provided by the specifier.

Please note that our comprehensive support service includes on-site surveys, production of dedicated project proposals, colour and applications advice, this can be arranged by contacting Keim Mineral Paints.

Description of Project

Early-mid 80's commercial building in London

Surfaces for Decoration

External unpainted brick

Additional Information

Project Photographs (supplied by Alex Banks of GPF Lewis):



2. PRE-TREATMENT

Any mould and fungal growth must be thoroughly removed using stiff brushes to remove all growths and then treated with Keim Algicide, brush applied undiluted and allowed to remain undisturbed for some 3 hours before thoroughly washing off.

Any cracks or where there is a need to equalise the surface should be filled using Keim Spachtel, a ready to use silicate mineral filler, brush or trowel applied to a pre-wetted surface and dressed back to the required level.



Any suspect mortar jointing should be raked out and re-instated where necessary. Any newly repaired areas must be allowed to dry out for a minimum period of 15 days prior to the application of Keim Mineral Paints.

All surfaces must be thoroughly washed down with clean cold water to remove all surface dirt and dust. When all surfaces are clean, sound, wind dry, dust free and free from all surface contaminants, decoration using Keim Mineral Paints may proceed.

3. DECORATION

We would advocate a two coat Keim Granital system, the first coat to comprise Keim Granital in the chosen colour, diluted with approximately 20% by weight Keim Granital Dilution shall be applied by brush, roller or airless spray. After a minimum period of 12 hours a final undiluted coat of Keim Granital shall be applied in a like manner.

Typical consumption rates onto a brick surface would be as follows:

Keim Algicide	0.2 lt per square metre
Keim Spachtel	10 kg per square metre for 5mm thick repair

First Coat

Keim Granital	0.3 kg per square metre
Keim Granital Dilution	0.06 lt per square metre

Second Coat

Keim Granital	0.3 kg per square metre
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Please note that these consumption rates are offered for guideline purposes only and should more accurate measures be required then site trials must be conducted. We would be pleased to provide samples in order for contractors to verify consumption rates and/or colour choice.

4. COST CONSIDERATIONS

2020 UK Costs are as follows:

Keim Algicide	£10.55/lt
Keim Spachtel	£5.00/kg
Keim Granital Dilution	£12.25/lt
Keim Granital White	£14.65/kg
Keim Granital Group 1	£14.80/kg
Keim Granital Group 2	£16.95/kg
Keim Granital Group 3	£20.90/kg
Keim Granital Group 4	£22.60/kg

Please note that these prices are exclusive of VAT. Delivery is charged at £18.00, excluding VAT per invoice to one named site. Delivery is normally within 7-10 working days from receipt of order. When ordering please round up to the nearest 5lt or 5kg.



5. SCOPE OF ADVICE

The key to optimum performance with Keim products is preparation prior to decoration. Please ensure that all recommendations in the General Considerations Section are followed.

Site unseen specifications are issued using general guidelines for pre-treatment and preparation. Please note that our comprehensive support service includes free of charge on-site surveys, production of dedicated project proposals, colour and applications advice. If this is required, please contact Keim Mineral Paints.

Consumption rates given are typical consumption rates for the surfaces described. Samples can be provided free of charge in order to verify consumption rates.

6. GENERAL

General points to be borne in mind when using Keim Mineral Paints are:-

In order for Keim Mineral paint to achieve its permanent bond with the surface it is essential that the following recommendations are followed.

Pre-treatment -

- all areas to be decorated should be free from all surface contaminants, sound, dry and dust free
- all loose, flaking and unstable material must be identified and then thoroughly removed using stiff brushes and broad bladed scrapers to get back to a sound edge; these edges should then be feathered in
- ensure that any paint materials left remaining and the underlying substrate is sound and adhering well
- caution should be taken with the removal of any pre 1960's coatings as they may contain lead
- any gloss or shiny surfaces should be thoroughly flatted down using sand or emery paper to create a good key
- if the surfaces are being chemically stripped ensure that they are thoroughly washed down of all residue prior to decoration. Due to the potential for an osmotic drawing reaction, which can bring contaminants to the surface, we do not recommend the use of poultice based strippers if the surfaces are to be redecorated
- any powdery or chalking surfaces will require treatment prior to decoration – contact Keim to ascertain the appropriate product
- use only Keim recommended fillers and sealers. Acrylic, resin and gypsum based fillers particularly are not recommended for use with mineral paints

Material Application -

- always maintain a wet edge and work materials out well
- all materials must be thoroughly mixed beforehand, and periodically during decoration, using a mechanical mixer. We do not recommend intermixing packs, however if this is necessary ensure that products are thoroughly mixed beforehand to ensure even pigment dispersion, prior to mixing
- materials must not be applied at temperatures below 5°C nor those in excess of 30°C
- materials must not be applied if it is raining or if there is an immediate likelihood of rain
- Keim Mineral Paints should be applied onto wind dry surfaces where the moisture content on or near the surface (to a depth of 5mm approximately) should be no greater than 18% by volume. For on-site purposes a moisture meter may be used to give a qualitative reading – if the reading is in the green zone decoration may proceed



- on newly rendered surfaces we would suggest that a period of at least 15 days (30 days for lime render) is allowed following rendering, prior to the application of Keim paints
- mineral paints are manufactured using natural components and as such can appear to dry out unevenly. This is the way in which they dry, once fully dried any unevenness will disappear. Do not over-roll or touch up the paint during the drying process as this may inadvertently create patching once dry
- mineral paints will lighten as they dry, with a corresponding increase in opacity
- if airless spraying, please contact Keim for details of the appropriate nozzle sizes and optimum mesh and filter types

Housekeeping -

- all adjoining surfaces must be protected during decoration, any splashes/unwanted paint removed immediately, before it is able to completely dry and bond to the surface
- any splashes or spillage should be removed immediately using water - particular note needs to be taken of this in respect of Keim on glass, as it has a slight etching effect if allowed to dry hard
- clean all brushes and tools immediately in water (some ancillary products containing solvents may require white spirit or turpentine, if in doubt please consult the relevant product technical data sheet)
- always store materials upright and secure. Protect from extremes of temperature and store in frost-free conditions

General -

- when ordering reference to the project should be made, to ensure that in the event of re-ordering a colour match can be supplied
- to avoid confusion, the recommendations within this specification should be followed where there are any minor differences between this document and the standard advice on packaging and technical data sheets
- Keim Mineral Paints Ltd operates a policy of 'sale and no return' on all goods supplied in good faith