

GRAND CHAMPIONS VILLAS LANAI TILE REPLACEMENT SPECIFICATIONS

This specification will cover the selection and installation of new tiles on the lanais of Grand Champions Villas units in Wailea, Maui.

TILES: Tiles must be porcelain, sizes 12" x 12" up to 20" x 20".

Colors must meet GCV guidelines. Samples are available in GCV office.

PREPARATIONS

1. Temporarily remove washer, dryer, water heater and all other items from the closet.
2. Remove and dispose all old tiles from the lanai and laundry closet, keep concrete substrate intact. Remove all drip edge flashing. All construction debris must be hauled off property. Take precaution to contain broken tile chunks. Any debris that falls over must be cleaned up as soon as demolition is done.
3. When demolition is complete notify the GCV office for the initial inspection of the substrate and understructure, including all posts, drip edge and fascia.

Note: This inspection is done before any water proofing is applied. The AOA will check for dry rot and/or other repairs that may be required before waterproofing. Dry rot repairs in the wooden substrate or structure will be performed by GCV staff or Contractor approved by GCV.

Tile work is not to be re-started until all repairs have been completed (up to a week from the initial inspection date) and re-inspected.

4. Repair and float any substrate areas that may have been lifted or removed while removing old tiles.

Note: Replace wall and drip edge flashing at this time and paint to match building. The AOA will provide paint.

5. Waterproof the entire floor by rolling on two generous coats of Laticrete Hydro Ban or Laticrete 9235 waterproofing to the substrate. Assure that the substrate is well covered on both lanai and closet areas, if necessary apply additional coating.

Note: Prior to last coat of waterproofing install 3" fiberglass mesh tape over cold joints between the concrete and substrate, the metal drip edge and on the base of the walls and posts to assure that no water can leak into these areas.

INSTALLATION:

1. Contact the GCV office before setting up tile saw for authorized location.
2. Install approved porcelain tile in approved pattern on lanais and the laundry closet. Float lanai and closet for proper drainage as needed.
3. Install 3" to 4" tile base in the laundry closet area.
4. Use 1/4" grout joint spacers on 12" x 12" tile and 1/8" grout joint spacers for tile larger than 12" x 12".
5. Grout with water based sanded Laticrete grout (not solvent based) with Micro Ban.
6. Seal grout with water based grout sealer and clean.
7. Seal around posts-to-tiles using flexible caulking such as Skyflex or Sykaflex, do not use grout.

POST INSTALLATION:

1. Inspect, repair and paint interior laundry room walls, paint is optional.
2. Clean out dryer vent.
3. Re-install water heater using new copper flex lines. Reinstall washer and dryer using new supply lines.
4. Replace shut-off valves and connections as needed.
5. Reinstall doors and undercut to fit if necessary.
6. Final inspection and clean all areas (entrances, stairways, outside areas etc.), touch up paint where necessary, remove all debris and trash from property. Do not use dumpsters. No dumping of trash or dirty buckets allowed anywhere on GCV property. No cleanout area is available on property.