

SPECIFICATION of work to be done and materials to be supplied in the erection of a

Residence at Bryce St. Motueka for Mr B Sherborne

CONTRACT

This Contract includes the supply and delivery of all materials, labour, fittings, tools, plant etc. complete and necessary for the building as shown on the plans and herein specified in a thorough and workmanlike manner, in strict accordance with the Local By-laws and to the satisfaction of the Owner, and the State Advances Corporation.

PERMITS

Contractor to comply with the Labour and Building By-laws of the district; to apply for and obtain all necessary permits and to pay all fees for same.

SETTING OUT

The Contractor will do all setting out and be responsible for same and correct any errors at his own cost.

ATTEND UPON

Attend upon and make good in all trades, after all trades and to the complete satisfaction of the Owner.

INSURANCE

The Contractor must insure the work up to the amount of the progress payments against all damage or loss by fire. The Contractor must insure his men against accident and see that all men employed on the site are covered by insurance. Both policies to remain in force until the building is taken over by the Owner.

MATERIALS

If various materials mentioned in the Contract are unprocurable or will tend to delay this contract, the Contractor may, without breaking the Contract, substitute other materials in their place, provided however that the substitute materials comply with the Local By-laws and the State Advances Regulations. Any difference in price either in the fixing or supply to be adjusted by mutual agreement between Builder and Owner.

GENERAL

Clean up properly at completion of work and leave the services in good working order.

CONCRETOR

CONCRETE

All concrete to be six (6) parts river shingle to one of cement well mixed and well rammed into trenches and boxing.

CHIMNEY
FOUNDATION

Footing for chimney to be concrete six inches (6") thick and 6" wider than the chimney and to be sunk at least 12" into the ground.

CHIMNEY

To be pre-cast chimney and erected in the best known trade practice. Exterior of the chimney above the roof to be plastered.

SPACEHEATER

IREPLACES

Surround Sumnerhill stone hearth plastered

PORCHES

To be 4" concrete reinforced and supported on base wall and 4" fender walls and to be 4" below the main floor level with a slight fall to the outside and plastered with one coat of 3 to 1 sand and cement plaster and trowelled smooth.

STEPS

All steps to be concrete with 6" rises and 14" treads and plastered $\frac{1}{2}$ " thickness with 2 to 1 cement in colour to suit Owner.

CARPENTER AND JOINER

All materials to be the best of their respective kinds and grades and laid true to their various levels and constructed in a proper tradesman-like manner to make the whole of the work a sound construction and to comply with the Local By-laws in every respect and to the entire satisfaction of the Inspector.

SCHEDULE OF MATERIALS

MATERIALS

SIZE

GRADE

Piles	8 x 8	Concrete
Wall plates	4 x 2	B.A.H. Rimu
Vermin plates	4 x 2	"
Stringers	4 x 3	"
Floor joist	5 x 2	"
Exterior studs	4 x 2	Treated Radiata or Rimu O.B.
Ext. Openings	4 x 3	" " "
Int. framing	4 x 2	" " "
Ceiling joist	4 x 2	" " "

Schedule of Materials Cont.

Rafters	4 x 2	Treated Radiata or Rimu O.B.
Ceiling runners	4 x 3	" " "
Purlins	3 x 2	" " "
Ridge & hips	8 x 1	" " "
Dwangs	4 x 2 & 3 x 2	" " "
Flooring	6 x 1 or 4 x 1	" " or treated Rimu
Spouting board	6 x 1	D. H. Rimu
Int. door jambs	6 x 1 $\frac{1}{2}$	Rimu selected
Sill Boards	5 x 1	" "
Architrave	3 x $\frac{7}{8}$	" "
Skirting	3 x $\frac{7}{8}$	" "

JOINERYJOINERY

All exterior door and window frames to be of Rimu Heart and to be grooved, throated and constructed in a proper tradesmanlike manner and primed before fixing. Exterior door frames to have $\frac{3}{4}$ " weather bar in sills.

SASHES

All sashes to be $1\frac{3}{4}$ " thick casement and to be as shown on the plan and to be Redwood neatly fitted and provided with $\frac{1}{4}$ by $\frac{1}{4}$ weather groove all round the centre of the sash; sashes to be as indicated on the plan and to be fitted.

All sashes except where otherwise mentioned to be glazed with 18 oz clear glass. Landscape sashes to be glazed with 32 oz clear glass. W.C. to have 16 x 12 louvre.

DOORS

All interior doors except where otherwise mentioned to be 6'6" x 2'8" x $1\frac{3}{4}$ " 1st Rimu flush panel doors; hung on three 4" butts using $1\frac{1}{4}$ " x 9 screws. Front doors to be 6'6" x 2'8" x $1\frac{3}{4}$ " hung on three 4" butts and complete with night latch and handle. Wardrobe doors and similar doors to be 6' x 2' x $1\frac{3}{4}$ " to match interior doors and hung on three $3\frac{1}{2}$ " butts. Kitchen cupboard doors to be flush pattern 1" thick hung on 2 $\frac{1}{2}$ " A.C. butt hinges.

LOCKS

Allow P.C. sum of ~~£~~ \$80-00 for locks and fittings.

CARPENTERPILES

Under all stringers 8 x 8 concrete piles spaced not more than 4'6" centres and brought up to the underside of stringers. Provide and fix to the top of all base walls and blocks, Malthoid dampcourse.

STRINGERS

To be 4 x 3 on edge and laid true and level and spaced not more than 6' centres. All corners and joints to be scarfed.

FLOOR JOIST

To be gauged to an even surface and nailed with 3" and 4" nails to all bearers. All joints to be lapped on bearer.

PLATES

All to be straight and in long lengths, scarfed at all corners and joints.

STUDS

To be carried up to the heights shown and spaced at 18" centres, double nailed to all plates with 4" nails.

ROOF

To be framed up in proper manner as shown on the plan. Rafters to be spaced at 2'6" centres etc. Fix 3 x 2 purlins at 2' centres and cover the whole of the roof with netting and paper and corrugated Galv. iron roofing, ridging etc.

EAVES

Allow the ends of the rafters to overhang 24", cut off plumb and face down with 3 x $1\frac{1}{2}$ or 3 x 2 to form box eaves. Line under with flat Fibrolite. Cover the joints with 2 x $\frac{1}{2}$ battens and fix 6 x 1 fascia board to the end of the rafters.

ROOF BRACING

All rafters exceeding 10 ft. lengths are to be well strutted off partitions with 4 x 2.

EXT. WALLS

To be covered with Duroc fixed as per maker's specification, covered with heavy grade building paper and $1\frac{1}{4}$ " mesh stucco netting using 2" gal. flat head nails for fixing.

FLOORING

All floors to be well cramped, double nailed and all nails to be punched below floor surface. Clean off all bye-wood to an even surface by sanding.

CEILINGS

All ceilings to be Pinex and battened finished with $1\frac{1}{4}$ " scotia margins etc.

INT. LININGS

Bedrooms & Hall

Jib board

Bathroom

3/16 Hardboard

Lounge

" "

W. C.

" "

Kitchen

3/16 Hardboard

Dining Room

" "

Laundry

" "

Porches

StuccoSKIRTING :KITCHENCUPBOARDS :

To be $3 \times \frac{7}{8}$ neatly scribed to floors & fixed on all walls of rooms & hall. All cupboards where shown to ceiling height and to have front framed up in 1" timbers. Shelving to be 1" dressed four sides and spaced approximately 12" apart. Doors to be as mentioned in doors. All kitchen cupboards to be built to further detail. Allow for bins and drawers; hanging cupboards where shown to be well secured from ceilings and fixed to walls.

SINK TOP

To be SS sink Formica bench to be supported on a dressed frame of 3" x 1". The under portion of sinkbench to have one full length shelf and three cupboard doors and toe recess under.

Bench top Formica

FINISHING

Finish inside door and window openings with 3 x 1 architrave cut to detail.

MANHOLE

Provide and fix 18" x 18" manhole where convenient and finish with materials of the ceiling selected.

WARDROBES

Wardrobes and similar cupboards to be lined as for interior linings. Provide and fix 12 x 1 hat shelf and coat rail in each wardrobe; above each wardrobe to be suit-case cupboards. Linen press to have shelves to suit Owner.

BATHROOM

Shaving cabinet and medicine chest to be built into bathroom wall and to be complete with shelves and 14 x 10 mirror panel door. Bath to be built in with same materials as wall, provide 3" toe recess. Cupboard to be built under hand basin with one shelf.

METER BOARD

Provide recess in wall to take meter board, lined with fire-proof material, in position directed by the Owner. Recess to have architraves to allow electrician to hinge panel.

TELEPHONE

Allow to pre-wire for telephone where directed by Owner.

PLUMBEROPENINGS

All sash frame sills are to have No. 26 gauge galv. 9 x 6 trays let into studs and brought out over Stucco. Provide 26 G. G. I. flashing caps.

CHIMNEY

Provide G. Iron flashing around chimney. Flash all other openings through roof. Leave building absolutely watertight in every respect and to the entire satisfaction of the Owner.

COLD WATER

Lay cold water from supply through $\frac{1}{2}$ " copper piping to hot water cyclinder, bath, basin, sink, washing machine, tub and 2 stand pipes.

HOT WATER

Supply and fix a 40 Gall. boiler complete with 1000 watt element and thermostat control with all necessary connections and connect to water supply. Lay points in $\frac{1}{2}$ " copper piping to basin, bath, sink, tub and laundry unit.

BATH

Provide and fix 5'6" first quality Porcelain square top bath. Provide and fix 22 x 16 P. E. earthenware wall basin

SHOWER

Shower base to be

SINKS

To be stainless steel to Owner's approval.

TUBS

Provide and fix steel concrete tub

WASTES

From bath, sink and tub unit to have $1\frac{1}{2}$ " 6 lb copper traps and pipes. Basins to have $1\frac{1}{4}$ " as above. All joints to be neatly wiped and wastes to discharge over gully traps.

TAPS

All taps to be Chrom. plated and streamlined bib and pillar cocks marked "HOT" and "COLD" respectively.

W.C.

To be provided complete with plastic lid earthenware pan etc.

WATER

- (1) Drive bore where directed and supply pressure pump.
- (2) Connect to supply.

SPOUTING

Allow to fix G. Iron spouting with graded falls to downpipes. Downpipes to be 3" G. Iron fixed to allow easy access of the water with shoes leading to drains.

Open fire
INCINERATOR

Supply and install Wet back incinerator to hot water cylinder.

PAINTER AND PAPERHANGEREXTERNAL
WOODWORK

To receive one coat of priming. Putty all nail holes and finish with two coats of best lead and oil paint. Tint paint to Owner's approval.

SPOUTING
ETC

Spouting etc. to receive same as above.

INTERNAL
PAINTING

Bathroom and kitchen to be given a sealing coat, two undercoats and one of first quality enamel in shades to suit Owner. All other finishing timbers to have one coat of _____ knotting and varnish. Laundry and W.C. to be painted three coats throughout. All Gibraltar Board to receive one coat of size and papered to average of 8/6 per roll. 31-50

CEILINGS

All ceilings of Pinex to receive a sealing coat and two coats of _____ enamel in shades to suit Owner.

COLOUR
WASH

Exterior walls to receive two coats of approved lime wash tinted colours to suit Owner.

ELECTRICIANELECTRICIAN

The electrician will make the necessary notifications with the Local Power Board. All work to be carried out with approved materials and complete with 60 watt Phillips lamps and plain cord with white opal shades as in general use.

METER

Provide and fix one meter panel where directed. Board to be flush with wall and hinged to swing out.

SWITCHES

All to be of flush pattern.

LIGHTS

Allow to fix 12 light points.

POWER

Allow to fix 8 wall power plugs and connect power to hot water cylinder, range, washing machine and pumping unit.

AERIAL

Fix in roof Aerial with lead to _____ A. & E. plates where directed.

STOVE

Stove to be 4 ring Allow P.C. Sum \$160.

DRAINLAYERDRAINAGE

Excavate for and lay all necessary drains and connections from gully traps to sump and W.C. to septic tank. All pipes to be first quality 4" glazed earthenware with sound socket joints to be laid to an even fall. Fill in trenches carefully after work has been inspected and generally do a thorough job and leave the whole in perfect working order. The whole of the drainage and sanitary arrangements to comply with the Local By-laws and to the satisfaction of the Sanitary Inspector.

SEPTIC TANK
OR DRAINAGE

Build septic tank _____

Lay drainage to sewer ✓