

SPECIAL AGENT
FOR THE COMMISSION
OF A RESIDENCE FOR
MR & MRS E.V. HILL.
AT GORDON ROAD WESTON.
8/22/21

SECTION OF THE VARIOUS WORKS TO BE DONE AND

OF A RESIDENCE AT GORDON STREET, WESTON, FOR MR & MRS R.V. HILL.

CONTRACT This includes the supply and delivery of all materials, labour, fittings, tools, plants, gear etc. necessary for the completion of the building as shown on the drawings and herein specified in a proper and workmanlike manner and in accordance with the local by-laws.

COMPENSATION All workers of all trades employed by the builder shall be covered by an insurance effected by the builder as required under the "Workmen's Compensation Act" and its amendments.

INSURANCE Builder to effect an insurance before any work commences covering the dwelling against fire etc. This insurance to be for the whole of the contract price, and to remain effective until the building is occupied by the owner.

MATERIALS AND WORKMANSHIP All workmanship must be careful, thorough, and in accordance with proper trade practice, and all materials must be the best of their respective kinds (where available) All finished dimensions on the plan shall be taken in preference to scale.

GENERAL CONSTRUCTION The residence will be constructed of reinforced concrete foundations, timber framing, plaster veneer, 2 1/2" corrugated iron roof, vertical ship lap weatherboards to gables and from north side of front door to north west corner of lounge. Good flooring.

EXCAVATIONS Excavate for foundations, piles, chimney block, and porches to a continuous solid bearing.

FOUNDATIONS Provide and fix all formwork necessary, including bracing in such a manner as to prevent twist, warp, deformation or leakage of grout during pouring and curing of concrete.

CONCRETE Generally to be six parts shingle to one part cement, mixed thoroughly in a mechanical agitator and well rammed into trenches and boxes immediately after mixing.

REINFORCING Foundation to be reinforced with one half inch rod top and bottom. Leave starter rods from foundation for future terrace extending in front of dinette and lounge.

FOUNDATIONS To be five inches thick spread to eight inches at footing.

FILLING To be 8" x 8" concrete, spaced at not more than 4'6" in rows and not more than 4'0" between rows.

DAMP PROOF COURSE Under all timber coming in contact with concrete, lay a thickness of malthoid for damp proofing purposes.

SEAMING Supply and lay Oamaru Stone for outside chimney. Exterior face to be well chipped for key for plaster. Supply and fix masonry brick fireplace surround, with black tiled hearth. Gips sheet.

CARPENTRY All materials shall be the best of their respective kinds available and grades laid true to levels and constructed in a proper workmanlike manner to make the whole of the works a sound construction and to comply with the by-laws in every respect.

HARDWARE Allow the F.C. sum of £70.00 (Seventy Pounds) to cover the cost of all items of hardware other than nails, screws, hinges, roofing iron. All items of hardware shall be selected by owner.

SCHEDULE OF TIMBERS

Materials	Size	Grade	Remarks
Steeper plates	4 x 3	B.V. Ht.	
Floor joists	5 x 2	B.V. Ht.	
Wall plates	4 x 2	B.V. Ht.	
Studs & bungs	4 x 2	B.V. Ht.	
rafters	4 x 2	B.V. Ht.	
Ceiling joists	4 x 2	B.V. Ht.	
Furring	3 x 2	B.V. Ht.	
Fascia	6 x 1 1/2	B.V. Ht.	
Flooring 2 & 6	4 x 1	B.V. Ht.	
Subfloor	6 x 1	B.V. Ht.	
Interior finishing timber not mentioned above - D.V. Ht.			
Exterior finishing timber not mentioned above - D.V. Ht.			

WALL & CEILING LININGS

Location	Ceilings	Walls
Kitchen	3/16ths featherboard	3/16ths hardboard
Dinette	ditto	3/16ths hardboard
Lounge	3/16ths flues	3/16ths hardboard
Bedrooms	3/16ths flues	3/16ths hardboard
Hall	3/16ths flues	3/16ths hardboard
Laundry	3/16ths flues	3/16ths hardboard
Bathroom	3/16ths flues	3/16ths hardboard
W.C.	3/16ths flues	3/16ths hardboard
Linon Cupb.	3/16ths flues	3/16ths hardboard
Wardrobes	3/16ths flues	3/16ths hardboard

MOUNTINGS Supply and fix suitable mouldings at junctions of walls, and walls/ceilings where required. Skirting to be 3 x 1/2

VERTICAL BOARD Supply and fix 6 x 1 strips to gable ends and ext. wall of lounge & dinette (north side) and other side of front door.

BUILDING PAPER Supply and fix building paper to the ~~walls and ceilings~~ ~~of the building~~ ~~and over netting to roof.~~

NETTING Supply and fix 2 x 19g. netting over pulling at roof.

ROOF Supply and fix with lead headed nails 26g. corrugated galv. iron (long run) to the whole of the roof of the house. Supply and fix 26g. lead edge ridging, and rolled edge barge moulding at barge. Plumber to flash round chimney.

SCAFFOLD To be lined with 3/16ths flexboard fixed into groove in fascias, and finished with quadrant moulding at wall. Bearers to be 4x1 1/2

FLOOR To be lined with 3/16ths flexboard.

WARDROBES Supply and fix to each wardrobe a "hac-track" hanger set. (hac-track price under P.C. Sum)

FIXING Take delivery of, and fix in position all items of joinery, and including all items of hardware and sliding door gear.

CO-OPERATION Allow to co-operate with all trades. Notify P & T for telephone wiring.

PAINTS Build in pelmets 6x1 to windows in lounge, kitchen, dinette, and bedrooms.

PAVING Supply and fix 6 x 1 "hit & miss" paving to the whole of the exterior sidewalk (excluding gables) and leave ready for plasterer.

FLOORING To be 4x1 1/2 Ht. Ht., slightly cramped, and double nailed. Nails ready for floor sander.

JOINTS (Cont'd.)

Island Bench one bench 6'0" long 3'0" high and 20" wide and containing 1 door opening into dinette, 3 drawers (full height) and 1 door with drawer over. Former top as chosen by owner. One shelf.

Upper Dresser one dresser 6'0" long, 12" deep, and 3'3" high and containing 5 doors, with plywood back to dinette side. One shelf.

Bathroom Cabinet Construct cabinet to be under handbasin, and shaped as shown on plan, and containing 2 doors, 1 shelf, and former top.

Shaving Cabinet To be 2'0" long, 15" high, and 5" deep, and containing 1 shelf, and two drawers both to slide on plastic track.

Laudry Cupboard Construct cupboard to be under single tub, and containing 1 shelf, and 1 door.

Windows Construct frames as Ht. Pine and Ht. Metal Sills. Frames to be grooved to take interior wall linings, and rebated on outside for plaster. Sashes to be of Oregon, or Cedar.

Window

Fixed Sash (Glass also)		Opening Sash (Glass also)	
Lounge	1/84 x 54	4/18" wide	4/15" wide
Dinette	1/60 x 54	4/18" wide	2/18" wide
Bed 1	1/54 x 54	2/18" wide	2/18" wide
Bed 2 (2 off)	1/54 x 54	2/18" wide	2/18" wide
Bed 3	1/54 x 54	2/18" wide	2/18" wide
Bed 3	1/54 x 54	2/18" wide	2/18" wide
Kitchen	1/42 x 38	2/18" wide	1/36 x 12
Laudry & Bathroom	(each) 1/36 x 20	2/18" wide	4/15" wide
toilet			

hung sashes.

All opening sashes with the exception of Laundry and Bathroom are to be hung on white (or equal) fittings. Laundry and Bathroom to have top

Plumbing & Drains

Supply and fit 5" x 26g. spouting to both sides of residence, with 2" downpipes and connect up ready for proposed sewerage system. Flush round chimney. Fit two half inch hosepipes on line of pipe. Supply and install one 40 gal. H.S. cylinder and connect up. Supply and install a "fix" corner bath unit and connect to H & C supply and to waste. Shower over bath with cold supply direct from supply tank in ceiling. Install H & C tube to bath & shower. Supply and fit 22 x 16 handbasin and connect to supply and waste. Supply and fit H.C. pedestal with double polythene seat and T.L. back system. Supply and fit single enamel tub in Laundry with telescopic faucet, and connect up. Supply and fit H & C tube to sink (top supplied by owner) and connect to waste. Polythene supply tank in ceiling. ~~Draw for 2 water in roof space.~~ ^{THANKS} Generate It is proposed that the sewerage scheme will be in operation about April, and lumber to allow for sewer pipes to S.E. corner of house in meantime. Connect all fitting s to sewerage pipes.

FLOORING

All floors to be sanded by machine to fine finish, and apply wax to surface.