

DOORS: Interior (main) 1980mm x 760mm hollow flush type. W.C., bathroom 1980 x 660mm hollow flush type. Wardrobes etc. 1980mm x 660mm hollow flush type. Interior doors to be hung in 25mm jambs with 12mm planted stops. Alternatively door jambs and window jambs may be grooved for wallboard sheets, in which case architraves will not be required. Exterior front, 1980mm x 810mm, two light obscure glazed. Exterior rear 1980mm x 810mm, two or three light obscure glazed. Exterior laundry 1980mm x 760mm, two or three light obscure glazed. Fit interior main doors with latch sets. Fit W.C. and bathroom doors with snib sets. Fit wardrobe and linen doors with half sets. Fit front door with night latch and handle. Fit rear door and exterior laundry door with lock set.

FINISHING: Finish off inside of door and window openings with 50mm architraves or alternatively jambs may be grooved to take wall linings. Windows to have 25mm sillboards. Skirting to be 50mm fitting to all walls.

BATHROOM: Bath to be built in with framing and lined around with wallboard sheets. Finish around bath with timber splash board. Build in single shaving cabinet with mirror.

MANHOLE: Provide an opening in ceiling and provide cover of same material as ceiling.

LAUNDRY: Provide single 560mm x 450mm stainless steel tub and brackets.

FIRE SURROUND: If plan or addendum specifies a chimney provide a fire surround to owner's requirements and allow a provisional sum of \$

SINK TOP: To be stainless steel fluteline.

PLUMBER

FLASHING: Flash chimney and all openings through roof with appropriate materials and make the building water tight.

SPOUTING: To be approved type supported on brackets to manufacturers' instructions and given evenly graded falls to downpipe outlets.

ROOF: 0.45mm Corrugated Galvanised Iron. All laps to be primed. Where required by Local Authority or lending institution, fix under roofing tightly stretched netting, and on top of this lay building paper. Valleys to be 0.60mm Galvanised Iron.

WATERPROOF: Leave the building absolutely waterproof in every respect. Any part or parts omitted from this specification and necessary to make the building water-tight, shall be taken as mentioned.

COLD WATER: Lay water from supply through galvanised, P.V.C. or copper piping, fitted with all necessary fittings to points over basin, sink, W.C., tub bath and inlet to hot water cylinder.

HOT WATER: Provide and fix an approved electric hot water cylinder to capacity required by local Power Board with element and thermostat control and all necessary connections to make same in working order. Lay water through copper piping lagged where required by local authority to bath, basin, sink, laundry washer and tub.

BATHROOM: Provide and fix in bathroom one moulded acrylic or other approved bath where shown on plan. Provide one 560mm x 400mm W.P. earthenware wall basin on brackets, or standard pattern vanity where shown on plan.

WATER CONNECTION: Fees for water connection to be paid by Contractor to Local Authority.

WASTES: Bath, tub and sink to have 38mm; basin to have 30mm; P.V.C. or copper traps and P.V.C. or copper wastes, All wastes to discharge into gully traps. Provide and fix all necessary anti-syphons. All sanitary plumbing to be installed by a registered plumber approved by the Health Department and the Sanitary Inspector.

TAPS: Taps and extensions, except stop cocks, to be chromium plated streamlined bib and pillar cocks indicated "Hot" and "Cold" respectively. Stop cocks to be brass. Install one brass hose tap.

W.C.: To be provided complete with white earthenware pan, plastic seat, low set flush cistern, flush pipe, soil pipes, fittings and vent.

DRAINER

DRAINAGE: Excavate for and lay all necessary drains from gully traps and W.C. to septic tank or town sewer. All pipes and connections to be 100mm first quality earthenware or any alternative that is acceptable to the Local Authority, with sound socket joints to be laid to a true and even fall.

All joints to earthenware pipes to be sealed with rubber rings. Fill in trenches carefully after the work has been inspected.

SEPTIC TANK: Where town sewerage is not available, allow to provide a septic tank, constructed and situated to Local Body requirements. Lay sewer drains from gully traps and W.C. to this tank. From septic tank take effluent to soak hole in glazed earthenware pipes. All drainage work to comply with Health Regulations.

PAINTER AND PAPERHANGER

MATERIALS: All materials to be used according to best trade practices.

EXTERIOR: All woodwork to be sanded between coats. Exterior woodwork and interior of wooden sashes to receive one coat of first quality priming. Putty all nailholes and finish with two coats of approved paint as selected.

Metal spouting and downpipe and metal fascia when used to be given one coat of approved primer and two coats of approved paint as selected or alternatively two coats of acrylic. Where pre-finished fascia, spouting or downpipes are used painting of these items is not required.

ROOF: Painting of roof to be Owner's responsibility.

INTERIOR: Walls and ceilings of all service rooms to have a coat of pigmented sealer or similar. All finishing timber trim to be given a coat of white primer then all work to be given one coat of undercoat and one coat of selected enamel in shades to suit owner. Woodwork to be sanded between coats.

Ceilings in other than service rooms to be given one coat of sealer and two coats of flat paint or alternatively two coats of acrylic. Finishing not to be painted, to have one coat of clear sealer and two coats of varnish. The inside of the wardrobes and the board is unpainted.

COLOURS: The number of colours per room shall not exceed three. Additional colours may be added at extra cost.

WALLPAPER: Walls of other than service rooms to be wallpapered. Wallpaper cost per roll to average \$ as agreed with the Contractor. Papers to be hung plumb and joints butted where possible. Walls first to have a coat of sealer.

ELECTRICIAN

ELECTRICIAN: The Electrician will make the necessary notifications to the Local Power Board. All work to be carried out to the satisfaction of the said Power Board and the Underwriter's Association.

METER PANEL: Provide and fix one meter panel complete where directed by the Power Board Authority.

SWITCHES: Provide and fix flush switches to all light points.

LIGHTS: Provide and fix one light point to each room, one to hall, and one to front and rear porches where directed.

POWER: Provide and fix a total of 8 power points where directed and make connections to hot water cylinder and stove.

STOVE: Allow the provisional sum as shown on addendum for supply of electric stove and fix where shown.



SPECIFICATIONS

FOR A BEAZLEY HOME

For

Contractor BEAZLEY HOMES LTD.

Employer P.M. PAUL.

PRELIMINARY AND GENERAL

This specification covers materials to be supplied by Beazley Homes Ltd. and work done and materials supplied by the contractor. The word "contractor" shall mean the person or firm engaged under the building contract to carry out and complete the erection of the dwelling house. The addendum attached to this specification forms part of this specification and details the particular requirements of the owner. Any materials in the addendum shall be fixed according to the manufacturers' instructions and in accordance with the lending authorities and Local Body requirements.

CONTRACT: The contract includes the supply and delivery of all materials, labour, fittings, tools, plant, etc., necessary for the due and proper completion of the building as shown on the drawings and herein specified in a thorough and workmanship manner, in strict accordance with the By-Laws.

PRECEDENCE OF DOCUMENTS: Should any discrepancy be discovered between this specification and any other documents which together with this specification comprise the contract to build, then the following shall be the order of precedence: (1) The Building Agreement; (2) The Addendum to Specification; (3) Detailed drawings for any portion of the building whether separate or shown on the scale house plans; (4) This specification; (5) The scale house plans.

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

PROVIDE AND FIX: The words "provide" and "fix" shall be construed to mean "provide and fix" where mentioned separately unless otherwise specified.

INSURANCE: The Contractor to take out insurance against fire for a sum sufficient to cover 100 per cent of the Contract sum, the policy to remain in force until the building is taken over by the owner.

WORKMANSHIP: All workmanship must be careful, thorough and in accordance with the Local Body By-Laws and the S.A.N.Z. Building Code.

STABILITY: The Contractor shall carefully brace and support all parts of his work against damage by wind and also protect same from damage by water.

SURPLUS SPOIL: The disposal of any surplus spoil from excavations of foundations, drainage, etc., will be the responsibility of the owner.

MATERIALS: Any materials herein specified that are not procurable at the time they are required may be substituted with other similar materials provided that the substituted materials conform to the Local By-Laws, and the lending institution's requirements. Where alternate materials are specified, the Contractor reserves the right to use any of the alternates unless it is agreed in writing that no alternate may be used.

PRICE FLUCTUATION: Should there be either a rise or fall in the price of labour or materials from the date the quotation is submitted, until final payment, an adjustment to the Contract Price is to be made accordingly, provided that the Contract Price has been affected by such rise or fall in prices.