

S P E C I F I C A T I O N

SPECIFICATION OF WORK AND MATERIALS
FOR THE ERECTION AND COMPLETION OF

2 2 bed Units

FOR THE OWNER

Mr And Mrs P. Blows

SITE LOCATION

Pool st.

LOT NUMBER

DISTRICT PLAN REFERENCE

1973

LOCAL AUTHORITY

Met Bouragh.

OWNERS PRESENT TELEPHONE NUMBER

This specification, in simplified form and shortened form,
is designed primarily for use by owners offering private housing
contracts for tender. Read in conjunction with the accompanying
drawings, it's main objective is to convey to prospective
contractors the scope of the work to be completed and the general
requirements the owner wishes to be covered by the contract price.

G E N E R A L

THE WORK

To complete 2 2 bed Units				
Area Sq.	Main Floor.S	Basement	Decks	Porches
	184			

THE CONTRACTOR

The contractor is required to provide all plant, tools, labour and materials to complete the work in the best trade manner in accordance with this Specification and its accompanying Drawings. During the period of ninety days following completion of the work the Contractor shall rectify all faults in workmanship and materials, notified to him by the owner.

Unless otherwise notified, the Contractor shall, when appointed, obtain all necessary permits and pay all dues and proceed with the work as soon as possible. The work shall conform and progress according to the bylaws of the pertinent local authorities and the Contractor shall be responsible for all damage to public and private property occasioned by the completion of the work.

SUB-CONTRACTORS

The Contractor may appoint specialist sub-contractors to undertake sections of the work, but shall be responsible for either good workmanship and the co-ordination with his own and other tradesmen.

SITE INFORMATION

Due allowance in the contract price should be made for total connections to all services.

PRIME COST SUMS

The owner reserves the right to select or purchase items having a lesser or greater value than the Prime Cost allowance, but shall consult the contractor before doing so and agree on the adjustment to be made in the final accounts.

COMPLETION

On completion of the work the whole site shall be left clear and the building, paths and steps etc. clean and ready for use.

INSURANCE

Throughout the construction period the Contractor shall hold himself and the owner covered against all claims and losses that may arise in connection with the contract. Completed work shall be insured by the Contractor for its full insurable value against loss or damage by fire and earthquake and shall be held covered until the owner formally takes possession. Policies shall nominate both Contractor and owner as jointly insured.

W O R K M A N S H I P

The Specification does not seek to impose the Contractors construction methods alien to his normal working practise. However, the methods of construction and the type, quality and sizes of materials used to complete the work shall not be less than laid down in New Zealand standard Specification ~~3604~~ Mod. Build. Bylaw and required by the local authority under whose jurisdiction the work falls. Further, the workmanship and general finishing applied to the work shall comply with the highest standards of the trades involved.

EXCAVATIONS AND CONCRETING

EXCAVATIONS

FOUNDATIONS

Wooden Piles set in concrete.

PORCHES AND TERRACES

Hardfill under porch and terrace slabs etc. shall be clean and have a minimum concrete cover of three inches.

~~Concrete~~
Wooden

CHIMNEY BASE AND HEARTH

PATHS AND DRIVEWAYS

BASE

150 x 25 Tan Base brds.

BLOCKLAYING AND PLASTERING

All work shall be completed to the highest trade practices

MATERIALS AND FINISHES

Bricks and
Masonry

Concrete
Finishes

Fireplace
and Chimney

Internal
Finish to
Fireplace

Stucco
Finishes

Steel Float finish.

SCHEDULE OF STRUCTURAL TIMBERS

		SIZE	MAX. CENTRES	TYPE
PLATES		100x50		D F
BEARERS		100 x 75.		D. F
JOISTS-Ground Floor		125 x 50		Radiatan. Tan.
JOISTS- Top Floor				
STUDS		100 x 50		D F
BRACES		steel		
LINTELS		200x50		D F
CEILING JOISTS		100x50		D F
DWANGS		100x50		D F
RAFTERS	Trusses			D F
RAFTERS EXPOSED				
RIDGE EXPOSED				
UNDER PERLINS				
PERLINS		50x40		Tan
COLLAR TIES				
SOFFIT FRAMING		75 x 40		D.F
FLOORING	Particle brd.			

CARPENTRY and JOINERY

FINISH OF TIMBERS

All exposed exterior timbers shall be machine dressed and primed

EXTERIOR SHEATHING AND ROOFING

Materials shall be applied with the highest standard of workmanship and made entirely weatherproof.

Main Wall Sheathing

Hardie Plank

Backing

Underlining

Building Paper

Contrast Panelling

- Backing

- Underlining

Roofing

Decrobond tiles

- Support

50x40 Ton Battens

- Underlining

Rag Felt.

INSULATION

1.6 Batts in exterior walls
insul fluff in ceilings

EXTERIOR FINISHINGS

SOFFITS	<i>Fibrolite.</i>
GABLE ENDS	<i>Fibrolite.</i>
PLINTH	
DECKING	
FACIAS	<i>Klass</i>
BARGES	
CARPORT	<i>On Flat A.</i>

ROOM	WALL LININGS		CEILING LININGS		DOOR FINISHES
	MATERIALS	FINISH	MATERIALS	FINISH	
Living	Gib brol	Flat Pine x →		Paint	Varnish
Dining	"	"		"	
Family/Study					
Kitchen	"	"		"	
Bedroom 1	"	"		"	
Bedroom 2	"	"		"	
Bedroom 3					
Bedroom 4					
Bedroom 5					
Bath	"	"		"	
Shower	zerotone	"		"	
Laundry	Gib brol	"		"	
W.C.	"	"		"	
Hallways	"	"		"	

PELMETS

DOOR FURNITURE

Sylvan

CUPBOARD CATCHES AND HANDLES

wooden knob

SHELVING

Custom wood.

TELEPHONE

P A I N T I N G A N D D E C O R A T I N G

GENERAL

All paints, varnishes and wallpapers etc. shall be of good quality and applied in the best trade manner.

Colours and patterns not herein specified, shall be referred to the owner for selection.

Refer to schedule of wall, ceiling and cupboard and door finishes under trade section Carpentry and Joinery.

WALLPAPER

Allow a P.C. sum	per roll
<i>By Owner.</i>	

PAINT

All paint work shall be of three coat application.

For natural wood finishes, at least on base of oil stain or standing sealer shall be applied to clean surfaces and the seal surface protected from damage until finish coat.

P L U M B I N G

GENERAL

All work shall be carried out in the best trade manner and shall comply with the governing regulations and the local bylaws.

MATERIALS AND EQUIPMENT REQUIRED

Spouting	PVC
Downpipes	PVC
Wastepipes	PVC
Ventpipes	PVC
Water supply pipes	PVC

	Material	Type/Make/Colour	Size	No.
Cold Water Supply Tank		Pressure pump		
Hot Water Supply Tank	PVC			
W.C. Flushing Cistern		Dux		
Sink Sink Bench	stainless steel			
Tub	"			
Hand Basin	Plix			
Bath	Plix			
Shower Tray	stainless			
W.C. Pan	white			
W.C. Seat	PVC			

I N T E R I O R

WALLS	By Owner
CEILINGS	
EXPOSED WOODWORK	
FLOORING	
OTHER SURFACES	
	<u>E X T E R I O R</u>
SHEATHING	
SOFFITS	
MASONARY	
OTHER SURFACES	
EXPOSED WOODWORK	
DOWNPIPE and SPOUTING	
ROOFING	

P L U M B I N G

	MATERIAL	TYPE/MAKE/ COLOUR	SIZE	No.
Taps - Interior				
Taps - Exterior				
Stopcocks - Interior - Exterior				
Shower Fitting				
Toilet Paper Holder				
Recess Fittings				

All Sanitary fittings shall be supplied complete with plugs and chains etc.

WATER HEATING UNITS

80 Litre water cyl.

FLASHINGS, VALLEYS, GUTTERS & FLAT ROOFS

D R A I N L A Y I N G

GENERAL

All work shall be of the highest standards and carried out in accordance with the relevant bylaws as directed by the Local Authority.

STORMWATER DISPOSAL

SEWAGE DISPOSAL

To Main Sewer .
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E L E C T R I C A L

GENERAL

Electrical work shall be executed in compliance with the Electrical wiring regulations and shall proceed under the necessary permits from the Local Authority.

Materials shall be standard approved. Wiring shall be concealed wherever possible. Switchboard shall have spare capacity for future additional outlets. Fix board in position indicated by the Drawings or approved by the owner.

SUPPLY THE FOLLOWING

Range by Owner.

CENTRAL HEATING

E L E C T R I C A L

ROOM	LIGHTING		POWER		TV/ RADIO AERIAL
	CEILING	WALL	SINGLE	DOUBLE	
LIVING	/		2		
DINING	/		1		
FAMILY/STUDY					
KITCHEN	/ /		3		
BEDROOM 1	/		1		
BEDROOM 2	/		1		
BEDROOM 3					
BEDROOM 4					
BEDROOM 5					
BATH	/				
SHOWER					
LAUNDRY	/		1		
W.C.	/				
HALLWAYS	/		1		
H.W.C.					
GARAGE	/		1	1	
CARPORT					
PORCHES	/				
OTHER EXTERIOR					
BASEMENT					
TOTAL					

The above is to provide a basis for costing only. Consult owner on final requirements and outlet locations before commencing work.