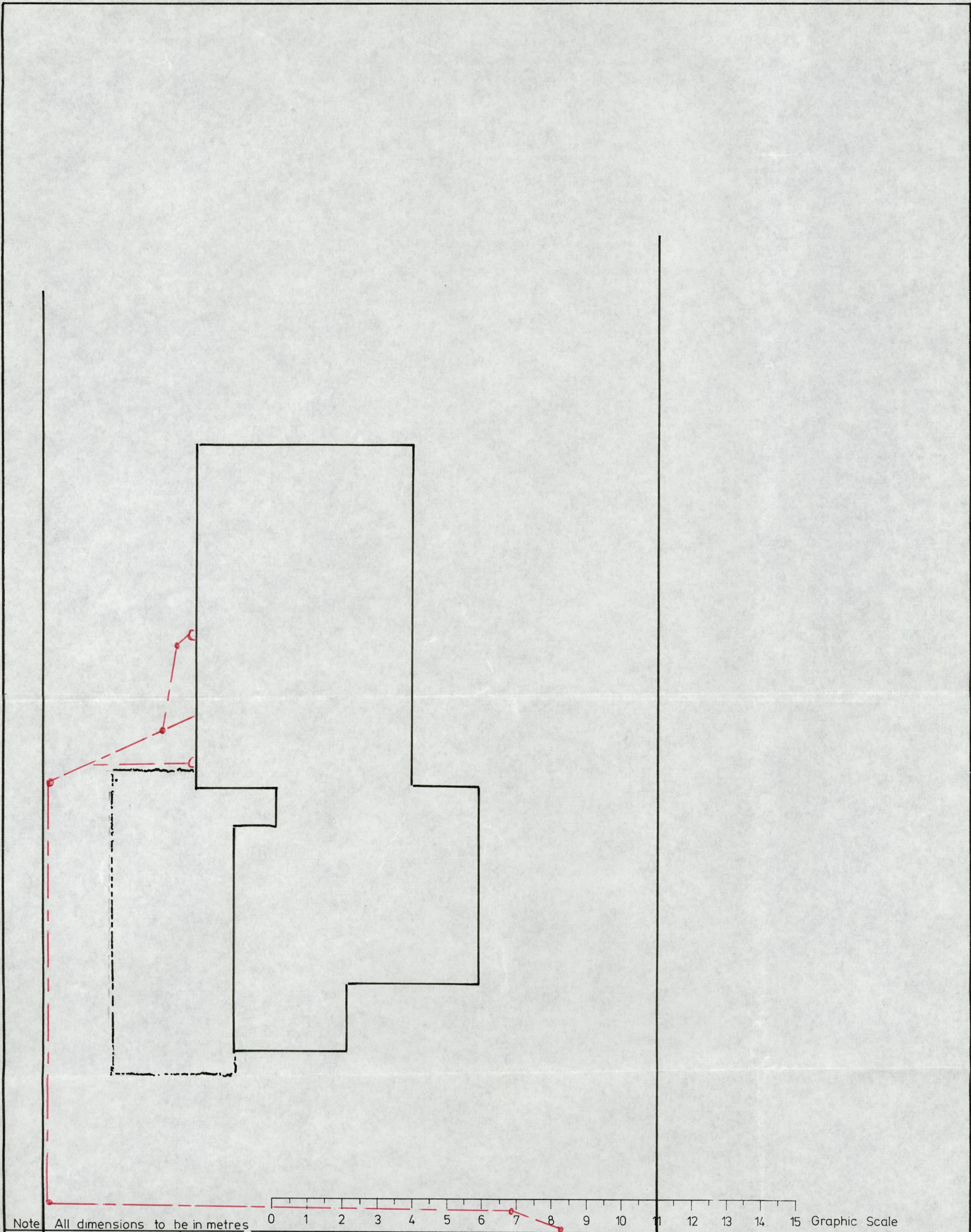




Note	All dimensions to be in metres	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Graphic Scale
Symbols	CITY OF TAURANGA																	Scale 1:100
Stormwater : [Show green]	DRAINAGE BLOCK PLAN OF:																	Building Plan Number
San Sewer : [Show red]	House No: <u>26</u> Street: <u>BALMORAL</u> Lot No: <u>10</u> D.P.[S.] <u>13949</u>																	<u>11936</u>
Water : Valve — — — — —	Sewer Inspected: <u>B.K.M.</u> Date: <u>13.3.18</u> Plotted : _____ Date: _____																	Sheet No _____

6643/305

PLAN No. 11936

BUILDING INSPECTORS RECORD

Street Balmoral Ave Owner G. Inskeep
 House No. 26 Val. No. 664349/19 " Address Centennial Dr
 Lot No. 10 D.P. 13949 " Hunkley 'Phone 1
 Permit No. 100208 29-A-77 Builder Beazley Homes
 Type of Building Dwelling " Address Bag Mount 'Phone 54009
 D. Kale Print - 19070 \$23051

Progress

Date

COMMENTS

Footings	3/11/77	
Framing -	2/11/77	Regrade partition nailed on & replace
Roofing	2/12/77	(All box grade) Strap ceiling joists & 1 thru cord. Still a lot of box grade partitions 2 nails required to turn Not D. Stanton on job Will fix a further 78220 beside each d. grade partition defect

Progress

Date

8/12/77 Extra Alwamps now besides plusline defects & "Z"
now fixed in place -

Painting

7/5/78

BUILDING INSPECTOR

J. Ballin

DATE CERTIFIED AS COMPLETE

10/10/78

PLAN No. 11936

PLUMBING INSPECTORS RECORD

Street Balmoral Tce
 House No. 26 Val. No.
 Lot No. 10 D.P. 13949
 Permit No. 20986 30-9-77
 Type of Work Dr
 D. Kale Print - 24843

Owner G. H. Inskip
 " Address Huntly
 " Phone 1847 D
 Plumber/Drainlayer M. Lovelidge
 " Address
 " Phone 66042

Progress

Date

C O M M E N T S

13/3/78

W. Dean & M.D.

Progress

Date

INSPECTOR

DATE CERTIFIED AS COMPLETE

TAURANGA CITY COUNCIL

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

No 20986

Mr M. Laveridge Plumber
Address 101 Sutherland Rd Drainlayer
Tauranga

PLAN No. 11936
RECEIPT No. 3046
APPLICATION No.
BUILDING PERMIT No. 100208
RATING AREA No.

IS HEREBY AUTHORISED TO CARRY OUT WORK DESCRIBED HEREIN AS SET FORTH IN THE PLANS
DEPOSITED WITH ME IN THE PREMISES:—

OWNED BY: G.H. & J.E. Luskeep

OCCUPIED BY:

AND SITUATED IN HOUSE No.: 26 Salmonal Loe

Street
Road
Avenue

DESCRIBED AS LOT No.: 10 D.P. 13747

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT:

	W.C.'s	BATHS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	Hot & Cold WATER SERVICES
INSTALL										
RENEW										
SHIFT										

together with all necessary wastes, soil-pipes and vent pipes.

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT:

Construct new drain together with septic tank and effluent disposal system.

Construct new drain and connect to sewer or other approved outfall.

Extend drain.

Repair drain.

* Cross out whichever is not applicable.

Estimated Cost of Plumbing	\$	FEES — Plumbing	\$
Estimated Cost of Drainage	\$ <u>550</u>	Drainage	\$ <u>15</u>
Total	\$ <u>550</u>	Total	\$ <u>15</u>

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations 1959 and shall be completed on or before the 30th day of March 1978

This Copy to be returned to C/D/I

R. Stevens
for CITY ENGINEER

NOTICE OF COMPLETION OF WORK

I hereby give notice that I have completed at the above premises the sanitary plumbing (or drainage work) and hereby request that the work be inspected.

Dated 24.3.78

Signature M. W. Laveridge

I hereby certify that the work has been examined and found satisfactory.

Dated

R. Stevens Inspector

PLAN No. 11936

PLUMBING INSPECTORS RECORD

Street Balmoral Tce
 House No. 26 Val. No.
 Lot No. 10 D.P. 13949
 Permit No. 20985 30.9.77
 Type of Work Plbg
 D. Kale Print - 24843

Owner G. H. Inskip
 " Address
 " Phone 1547 D
 Plumber/Drainlayer ~~Steveld Bros.~~
 " Address Safer
 " Phone 66128

Progress

Date

C O M M E N T S

10/11/77 Under-floor.
 22/2/78 Pre line

Progress

Date

INSPECTOR

DATE CERTIFIED AS COMPLETE

TAURANGA CITY COUNCIL

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

No 20985

Mr David Plunking Plumber
Address Box 2027 Drainlayer
Tauranga

PLAN No. 11936
RECEIPT No. 3046
APPLICATION No.
BUILDING PERMIT No. 100208
RATING AREA No.

IS HEREBY AUTHORISED TO CARRY OUT WORK DESCRIBED HEREIN AS SET FORTH IN THE PLANS DEPOSITED WITH ME IN THE PREMISES:—

OWNED BY: S.H. & J. B. Inskeep

OCCUPIED BY:

AND SITUATED IN HOUSE No.: 26 Salmonal Terrace

Street
Road
Avenue

DESCRIBED AS LOT No.: 10 D.P. 12949

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT:

	W.C.'s	BATHS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	Hot & Cold WATER SERVICES
INSTALL	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>Shower</u>	<u>2</u>	<u>H.C.</u>
RENEW										
SHIFT										

together with all necessary wastes, soil-pipes and vent pipes.

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT:

Construct new drain together with septic tank and effluent disposal system.

Construct new drain and connect to sewer or other approved outfall.

Extend drain.

Repair drain.

* Cross out whichever is not applicable.

Estimated Cost of Plumbing \$ 1300 —

FEES — Plumbing \$ 27 —

Estimated Cost of Drainage \$

Drainage \$

Total \$ 1300 —

Total \$ 27 —

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations 1959 and shall be completed on or before the 30th day of March 1975

This Copy to be returned to C/D/I

for CITY ENGINEER

NOTICE OF COMPLETION OF WORK

I hereby give notice that I have completed at the above premises the sanitary plumbing (or drainage work) and hereby request that the work be inspected.

Dated

Signature

I hereby certify that the work has been examined and found satisfactory.

Dated

Inspector

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

PLAN No. 11936

RECEIPT No. 3046

APPLICATION No.

BUILDING PERMIT No. 100208

RATING AREA No.

Address Box 2027

IS HEREBY AUTHORISED TO CARRY OUT WORK DESCRIBED HEREIN AS SET FORTH IN THE PLANS
DEPOSITED WITH ME IN THE PREMISES:—

OWNED BY: 914 & 2 1/2 Inskeep

OCCUPIED BY:

AND SITUATED IN HOUSE No.: 26 Balmoral Ice

Street
Road
Avenue

DESCRIBED AS LOT No.: 10 D.P. 13949

[illegible]

together with all necessary wastes, soil-pipes and vent pipes.

Construct new drain together with septic tank and effluent disposal system.

Construct new drain and connect to sewer or other approved outfall.

Extend drain.

Repair drain.

* Cross out whichever is not applicable.

Estimated Cost of Plumbing \$1300

FEES — Plumbing \$27

Estimated Cost of Drainage \$

Drainage \$

Total \$1300

Total \$ 27 —

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations 1959 and shall be completed on or before the 30th day of march 1978

for CITY ENGINEER

Date: 20-9-77

new plumber to take over
Baker did not finish tickets.

To the SEWERAGE OVERSEER:

Please connect applicant as set out.

CITY ENGINEER

APPLICATION FOR SEWER SERVICE

No 3302

Plan No.
11936



Fee Payable Conn. \$ 3 PSR \$ —
Receipt No. 3046
Date of Receipt 29-9-77

Date connected 26. 2. 78

Foreman's Signature *B. Selman*

A/c opened No. _____

To the TAURANGA CITY COUNCIL

(Owner of Land) I, *G. H. & E. Inskip*
hereby apply for a sewer service to be laid on from the City system to the premises (as indicated on the sketch plan below) situated at (suburb) *Okunohia*

House No. *26 Balmoral Terrace* Avenue Street Road Tauranga

which is described as Lot No. *10* D.P.S. *13949*
(Name of subdivider to be given where subdivision is new)

Valuation No. *664/319/19*
657.6 m²

The total area of the property above referred to is _____ acres _____ rods _____ perches
and this connection is to apply to the undermentioned:

Dwelling (State if dwelling, boarding-house, factory, office, flats, motels etc.)
Houses on property.

M. Laveridge P.W.C.'s & Urinals (state No. of each)
is the Licensed Drainlayer who will be employed by me.

Signed _____
Person to be charged for service to be supplied or his authorised Agent.

Connection Approved *B. Stevens* for City Engineer

Date of Application *30-9-77*

SKETCH PLAN — Within the City

CITY OF TAURANGA
TOWN PLANNING - CHECK LIST

PLAN NUMBER: 11936 DATE: 21-9-77
TYPE OF BUILDING: DWELLING
ZONE: RESIDENTIAL A

YARDS: Check for compliance with minimums according to front, corner or rear site.
FRONT YARD ✓

MINIMUM OPEN SPACE REQUIREMENTS:

COVERAGE:

Site area (nett) 657.6 square metres
Permissible site coverage 230 square metres
Existing Building area square metres
New Building area 166.95 square metres
Existing Accessory building(s) square metres
New Accessory Building(s) square metres
Total area accessory buildings square metres
Total building area 167 (TO SCALE) ✓ square metres

DENSITY:

Maximum permitted for zone 40 p.p.a.
Maximum permitted for site 6.4 persons
Actual (See appendix J) 3 ✓ persons

CAR PARKING:

Number required 1 spaces, carports, garages
Number provided 1 ✓ spaces, carports, garages

ACCESS AND MANOEUVRING: Check for use by 90 percentile design car (Appendix H).

Remarks:
Check for formation, grading and stormwater disposal of vehicle accesses and
Parking areas.

Remarks:

APARTMENTS:

Number of units:
Space between units:

Check for step-in-plan requirements:

Remarks:

General Remarks - relevant to any discrepancies, requirements, or possible
dispensations:-

DATE	
Phoned	
Written	
In person	
Corrected	

✓ Kitchen required window
and or carport
✓ Provide ventilation, etc. light

J. S. T. 10/9/77

DRAINAGE INSPECTORS OFFICE

SITE
EFFLUENT SOAKAGE
SEWER INVERT
SEWER DESIGN

SIGNATURE:

Checked
&
Approved

Building Insptr.
[Signature]
Date *22/9/77*

Health &
Drainage Insptr.
[Signature]
Date *23/9/77*

Town Planning
[Signature]
Date *21-9-77*

City Engineer
[Signature]
Date *26/9/77*

CITY OF TAURANGA



BUILDING APPLICATION FORM

Plan No. *14936*
Date *20.9.77*

I hereby apply for permission to Erect, Repair, Alter, Add to, Demolish, Remove or Reinstall a Building, Chimney, Sign.

- (1) ATTACH 2 COPIES PLANS (elevations, cross sections, site plan, plus some indication of locality on valuation map).
2 COPIES SPECIFICATIONS.

All Builders should be conversant with the Building By-laws wherein the requirements regarding drawings are stipulated.

Any applications not complying will not be accepted.

It is an offence to start building work before a permit is issued.

All plans must be drawn to scale.

BUILDER		BUILDING LOCATION	
Name (Print)	<i>BEAZLEY HOMES LTD.</i>	Address	<i>LOT 26 BALMORAL TCE TGA</i>
Address	<i>P.B.</i>	Owners Name	<i>G.H. & J.E. INSKEEP</i>
	<i>MT. MAUNGANUI.</i>	Owners Signature	<i>[Signature]</i>
Signature	<i>[Signature]</i>	Phone No.	<i>-</i>

(2) COMPLETE DETAILS OF LOCATION

LOT No.	<i>10</i>	D.P.S. No.	<i>13949</i>
AREA	<i>657.6 m²</i>	FRONTAGE	<i>18.3m</i>
VALUATION ROLL No.	<i>664/349/19</i>	DEPTH	<i>37.2m</i>

(3) COMPLETE DETAILS OF BUILDING

TYPE indicate	AREA	VALUE	N.B.
DWELLING ☒	GROUND FLOOR	ESTIMATED VALUE OF BUILDING	Any question as to the estimated value of the work for the purpose of computing a permit fee may be determined in his discretion by the City Engineer and his determinations shall be final.
FLATS	<i>113.6 m²</i>	EST. VALUE SANITARY PLUMBING DRAINAGE	
MOTEL	<i>sq. ft.</i>		
SHOP	OUTBUILDINGS		
OFFICE	<i>C/PORT.</i>		
GARAGE	<i>28.6 m²</i>	TOTAL	
SHED	<i>sq. ft.</i>		
MISC.			

FOR OFFICE USE ONLY

Date	Application — Permit No.	Fee
<i>20/9/77</i>	Sanitary, Plumbing and Drainage	<i>42.00</i>
<i>20/9/77</i>	Building Research Levy	<i>12.00</i>
<i>20/9/77</i>	Sewer Connection	<i>3.00</i>
<i>20/9/77</i>	Stormwater Connection	<i>X</i>
<i>20/9/77</i>	Vehicular Crossing	<i>45.00</i>
<i>20/9/77</i>	Water Connection	<i>42.00</i>
<i>20/9/77</i>	Propn. Water Rate	<i>10.63</i>
<i>20/9/77</i>	Building	<i>75.00</i>
RECEIPT No. <i>3046</i>		TOTAL <i>229.63</i>

29/9/77

N.B. In any dispute the City engineer has absolute determination of the values concerning any permit.

Estmiated Value of Work			Fees	Estimated Value of Work			\$ c
			\$ c				Fees
	Not exceeding	\$500	3.00	Over	\$30,000 and not exceeding	\$40,000	90.00
Over	\$500 and not exceeding	\$1,000	5.00	Over	\$40,000 and not exceeding	\$60,000	120.00
Over	\$1,000 and not exceeding	\$2,000	10.00	Over	\$60,000 and not exceeding	\$80,000	150.00
Over	\$2,000 and not exceeding	\$4,000	20.00	Over	\$80,000 and not exceeding	\$100,000	175.00
Over	\$4,000 and not exceeding	\$6,000	30.00	Over	\$100,000 and not exceeding	\$150,000	200.00
Over	\$6,000 and not exceeding	\$8,000	35.00	Over	\$150,000 and not exceeding	\$200,000	250.00
Over	\$8,000 and not exceeding	\$10,000	40.00	Over	\$200,000 and not exceeding	\$250,000	300.00
Over	\$10,000 and not exceeding	\$20,000	60.00	For every \$50,000 or part thereof in excess			
Over	\$20,000 and not exceeding	\$30,000	75.00	of \$250,000 an additional fee of			50.00

Nature of Duty

For inspection required in the case of proposed structural alterations before plans are submitted for approval	5.00
For inspecting every detached stove, furnace, oven, closed fire or forge erected subsequently to the building	2.00
For inspecting old timber before reusing the same in a new building	10.00
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid	\$2.00



TAURANGA CITY COUNCIL

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

To the City Engineer,
TAURANGA CITY COUNCIL

Received 20.9.77
Plan No. 11930
Permit No. 20985/86
Receipt No. 3046 Date 29.9.77

PLUMBER Phone No. <u>6628</u> Name: <u>STOROLD PLUMBING</u> Postal Address: <u>Box 2027 T9A</u>	Name of Person for whom work is to be carried out : OWNER Phone No. <u>1547 D.</u> Name: <u>G.H. & J.E. INSKEEP</u> Postal Address: <u>CENTENIAL DRIVE HUNTLY</u>
DRAINLAYER Phone No. <u>66-042</u> Name: <u>MILTON LOVERIDGE</u> Postal Address: <u>101 SUTHERLAND T9A</u>	LOCATION Lot No. <u>10</u> D.P. <u>13949</u> House No. <u>26 BALMORAL TRL.</u> Road Street Avenue

hereby apply for permission to carry out the work described herein and set out in the plans attached hereto,

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT :

	W.C.'s	BATHS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	HOT & COLD WATER SERVICES
INSTALL	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>		<u>SHOWER.</u>	<u>2</u>	<u>1</u>
RENEW										
SHIFT										

together with all necessary wastes, soil-pipes and vent pipes.

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT :

Cross out whichever is not applicable.

- ~~1. Construct new drain together with septic tank and effluent disposal system.~~
2. Construct new drain and connect to sewer or other approved outfall.
- ~~3. Extend drain.~~
- ~~4. Repair drain.~~

Value of Proposed Work including materials:—

Estimated Value of

(a) Plumbing \$ 1300.00

(b) Drainage \$ 550.00

Total \$ 1850.00

Fee

\$ 27.00

\$ 15

\$ 42

Dated this 20th day of SEPT. 1977.

(Plumber)
Signature B. Storold
(Drainlayer) M. W. Loveridge

NOTE: Any question as to the estimated value of the work shall be determined in his descretion by the Engineer and his determination shall be final. (D. & P. Regs Amendment, Clause 20 (5).)

Completion of work to be notified at least 24 hours before an inspection or test is required.

Drainlayers are advised to invest in plugs, torch and mirrors and to test their own work before calling for an inspection, as re-inspections incur additional fees.

ESTIMATED VALUE OF WORK*	FEE PAYABLE
Not exceeding \$100	\$3.00
In excess of \$100 but not exceeding \$200	\$6.00
In excess of \$200 but not exceeding \$300	\$9.00
In excess of \$300 but not exceeding \$400	\$12.00
In excess of \$400	\$12.00
plus \$3 for every additional \$200 or part thereof.	
Re-Inspections	\$2.00

ISSUE OF PERMIT APPROVED

For City Engineer

*In assessing the value of work, no single fitting shall be deemed to have a value exceeding \$100.

Plumbing, Drainage and Water Service Block Plan

All Buildings and existing
Drains to be drawn to the scale of
1/8" or 1/16" equal 1 ft. and to
have all measurements shown.

New drains to be shown lightly in pencil.

Old Drains in Dotted Red Line

Stormwater Drains in Green

Water Connection in Blue (show to first branch off
service pipe)

REFERENCE:—

G.T. means Gully Trap
T.V. means Terminal Vent
B.V. means Back Vent
I.P. means Inspection Pipe
I.C. means Inspection Chamber
F.A.I. means Fresh Air Inlet
T.B. means Toby Box

Mark
North
Point

ROAD FRONTAGE (State name of Street, Road or Avenue)



BEAZLEY HOMES LIMITED

ADDENDUM TO SPECIFICATION

AREA No. 760/761

JOB No. 54066

DATE 4.7.77

PLAN No. Special

CLIENT'S NAME Inskeep G H & J E

CONTRACTOR Beazley Homes Ltd.

EXTERIOR JOINERY:

Front Door 810/Other* Mock panel

Back Door 810/Other* D2/2

Laundry Door 760/Other*

Other Exterior Doors D2/2 & 300mm sidelight in dining room.

WINDOWS: Timber/Aluminium*

(Supply ONLY changes to basic plan)

If aluminium state finish — Silver/Other*

Specify other

Non basic trim

Height x width

Lounge RS2400 x

AMA715 x

x

Bed 1 AMA79R x

AMA39R x

x

Bed 2 AMA39L x

RS1800/AMA103 x

Bed 3 RS1800/AMA103 x

x

Bed 4 x

x

Kitchen AMA512 x

x

Dining AMA79L x

AMA712 x

Laundry AMA58/2 x

Bathroom AMA58/2 x

W.C. AMA54 x

Other Shower AMA54

ROOF

Pitch 22 1/2 ° 15 °

Truss/Conventional rafters*

Hip/Flat/Pagoda*

Gable: Flush/Stepped/Dutch/Swiss/Other*

Specify other

Gable Sheathing Hingline

Roof Cladding Long run corrugated iron

Flashing Material Lead

Overhang from frame 600 & 2050mm sloping

Variations to ext. sheathing affecting soffit width should be noted on page three or four of this Addendum.

INTERIOR WALLS: (Supply ONLY changes to basic plan)

Wall Height — Std. 2.4m Other= m

Wall Linings Gib board & Gib foil

INTERIOR DOORS: Std Mahogany

CEILING LININGS: Gib board/Pinex sheet/Pinex tiles*

Other — Specify

Type Jointer

NOTE: Flush gib board ceiling are liable to crack and if specified become the client's responsibility.

INSULATION: Ceiling Batts

Ext. Walls Gib foil

CHIMNEY: Yes/No* Exterior/Interior*

Size of trim

(Location sketch provided Yes/No*)

Fire Surround Prov. Sum \$

Other Heating Owners care

Please prepare a quotation for me based on the above information.

Client's Signature

NOTE: All sections of this Addendum must be completed before the job will be accepted for quoting.

* Delete whichever is not applicable.



BEAZLEY HOMES LIMITED

ADDENDUM TO SPECIFICATION

CLIENT'S NAME Inskepp G H & J E AREA No. 760/761
CONTRACTOR Beazley Homes Ltd. JOB No. 54066
DATE 4.7.77
PLAN No. Special

RANGE: (check that it fits) <u>Owners care</u> <u>Prov. sum \$</u>	ELECTRICAL (Excluding Basement) <u>Owners care</u> U'ground/O'head* Length <u></u> Lights: One way <u></u> Two way <u></u> Power points: Single <u></u> Double <u></u> T.V. Connection <u></u> Expelair <u></u> Eye level range <u></u> Other fitments <u></u> Shaver <u></u>
SINKTOP: Type <u>Formica</u> Size <u>2200mm</u>	PLUMBING: High/low* pressure <u>Owners care</u> Town Supply Yes/No* <u></u> Other Supply by Owner/Builder* <u></u> Pressure Reducing valve/ceiling tank* <u></u> Total hose taps required <u></u> Separate taps for Auto Washing Machine Yes/No* <u></u> Hot water cylinder 135 litre/180 litre* <u></u> Electric/Gas* <u></u>
DRESSER TOPS: Laminate type <u>Formica</u> Colour <u></u>	DRAINAGE: Septic/Sewer* <u></u> Length of drain allowed <u></u> N.B. We accept no responsibility if dark colours are used on the exterior, as they often cause excessive shrinkage and paint failure.
TUB <u>Stainless steel</u> <u>Owners care</u> TUB CABINET <u>Wooden</u> <u>Owners care</u>	
VANITY UNIT <u>Aakronite top (Corner type)</u> <u>(38" x 38")</u>	
SHOWER: <u>Box/Over-bath</u> <u>Owners care</u> Base type <u>Stainless steel</u> Size <u>915 x 915</u> Linings <u>Seratone</u> Colour <u></u> Taps/Mixer* Type <u>Markham</u>	
WALLPAPER: Prov. sum per roll \$ <u>Owners care</u> Specify any varnished woodwork <u></u>	

ITEMS OF OWNER'S CARE NOT INCLUDED IN CONTRACT

ADDITIONAL ITEMS

NOTE: Separate site plan, signed by client, is required by the Builder.
Refer to specification for precedence of documents.

Please prepare a quotation for me based on the above information.

CLIENT'S SIGNATURE

REPRESENTATIVE'S SIGNATURE

DATE

Number of Pages
submitted for
this quotation

4

Is the 2/3 Section Finance
Scheme involved in this
contract Yes/No*

Number of sketches
submitted for this
quotation

NOTE: All sections of this Addendum must be completed before the job will be accepted for quoting.

* Delete whichever is not applicable.



SPECIFICATIONS

FOR A BEAZLEY HOME

For _____

Contractor _____

BEAZLEY HOMES LTD.

Employer C.H. & J.E. INSKEEP. _____

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.

CONCRETOR

Piles to be pre-cast concrete. Provide as required, dimensions to suit particular local bodies and lending institutions. Set on 300mm x 300mm x 100mm concrete pad. If shown on plan or addendum erect chimney of precast type. Base to be purpose made sections. Sections to be placed on concrete footing full size of base 100mm thick and reinforced. After erection, chimney to be plastered. Alternatively, chimney base may be poured in situ at Contractor's option.

If continuous concrete foundations are specified in the addendum they shall be:—

FOOTINGS: Minimum 130mm x 150mm to solid bearing, reinforced with one 12mm R.M.S.

FOUNDATION WALLS: Minimum 130mm thick with continuous 12mm R.M.S. near top. Concrete shall finish not less than 300mm above ground level. Walls over 915mm in height shall be reinforced with 10mm rods at 380mm centres both ways. 150mm x 150mm piers to carry stringers are to be built from and bonded into wall. Corbels reinforced back into wall may be used in high foundations.

VENTILATION: Provide purpose made vents at appropriate centres and not more than 750mm from any angle.

SOLID BEARING: If solid bearing for piles or continuous foundation is in excess of 300mm below ground level the additional excavation costs, concrete, reinforcements, and back filling shall be subject to an extra charge.

PORCH FLOORS: To be constructed in 100mm concrete reinforced with 10mm R.M.S. rods at 300mm centres or equivalent in H.R.C. fabric. Floors and steps to be plastered with 12mm thick coat of three to one sand and cement rendering.

CARPENTER AND JOINER

All materials are to be laid true to their various levels and constructed in a proper tradesmanlike manner to make the whole of the works a sound construction and to comply with the Local By-Laws in every respect.

JACK STUDS: Where piles do not reach underside of stringers fix 100mm x 75mm jack studs from top of piles to underside of stringers. Brace between jack studs at corners with 100mm x 50mm diagonal bracing. Place damp-course between timber framing and concrete work.

STRINGERS: To be 100mm x 75mm on edge and spaced at approximately 2000mm centres. All joints to be scarfed or spliced over solid bearing.

FLOOR JOISTS: To be 150mm x 50mm gauged to an even surface and nailed with 75mm and 100mm nails to stringers or bearers. All joists to be lapped or butted over a solid bearing. Provide double joists under exterior end walls.

PLATES: All to be straight, scarfed at all joints and halved at corners and intersections, other than interior bottom plates between partitions.

STUDS: To be double nailed to all plates with 75mm and 100mm nails. Wall height to be approximately 2400mm.

TRIMMERS: All window openings to have lintels in accordance with S.A.N.Z. Openings 1220mm and over to have lintels supported by 100mm x 50mm stretcher studs cut between lintels and bottom plate. 100mm x 50mm jack studs to be cut between bottom plate and sill trimmer. Sill trimmer to be one 100mm x 50mm, openings over 2200mm to have two 100mm x 50mm spiked together.

BRACES: Wherever possible brace to all external corners with 150mm x 25mm braces cut into studs or alternatively use purpose made galvanised angle metal bracing. Provide 100mm x 50mm ceiling runners to all spans from 180mm to 2400mm. For spans over 2400mm provide a 200mm x 25mm on edge with a 100mm x 50mm nailed to the ceiling joists and spiked to the 200mm x 25mm.

ROOF: Roof to be framed up properly in the manner as shown to required degree of pitch. Rafters to be 100mm x 50mm spaced as shown in timber schedule, properly birdsmouthed and checked and securely nailed to all plates, ridges and hips with 75mm and 100mm nails. Provide collar ties, under-purlins and roof strutting to S.A.N.Z. Alternatively prefabricated nail plate trusses may be used at 900mm centres. Fix 75mm x 50mm purlins at maximum 800mm centres. For concrete tile roofs, rafters shall be 100mm x 50mm B.A.O.B.R. or Douglas Fir, or 125mm x 50mm P.G.B.T. Radiata. To gable roofs provide and fix galvanised angle metal bracing, or 150mm x 25mm fixed diagonally to under side of rafters as wind bracing.

BASE SHEATHING: Unless otherwise specified base sheathing shall be 6mm asbestos cement sheets fixed to timber backing as shown in the standard details.

VENTILATION: Provide purpose made vents at appropriate centres and not more than 750mm from any angle.

EAVES: Allow the rafters to overhang as shown and cut off plumb. Frame down with 100mm x 50mm and fix 150mm x 25mm or 200mm x 25mm Fascia board. Line under with asbestos sheets and finish as detailed. Alternatively Fascia may be an approved metal type.

EXTERIOR SHEATHING: Sheathing will consist of 235mm fibroplanks fixed to manufacturer's instructions, or alternative materials as specified in the addendum.

FLOORING: To be High Density Flooring Grade particleboard. On completion of all trades, clean off with one cut of machine sanding.

NOGGING: Nogging to exterior and interior walls shall be to S.A.N.Z. Ceiling nogging for conventional framed ceilings shall be 75mm x 25mm checked in flush with the bottom of the ceiling joists spaced as required to take joints of ceiling sheets.

CEILING FRAMING: Where truss roof construction and prefabricated Gibraltar board wall partitions are used, provide 75mm x 40mm strapping at 400mm centres generally. Where truss roof construction and conventional interior wall framing is used, provide intermediate 100mm x 50mm ceiling joists and 100mm x 50mm noggings to suit ceiling sheets. Where pinex ceilings are required, provide 50mm x 25mm strapping at 400mm centres in lieu of noggings.

CEILINGS: Ceilings to be lined with 9mm Gibraltar board sheets. All sheets to be nailed with galvanised flat head nails and to have joints covered with splayed or half round batten or purpose made jointer.

CORNICES: Provide wooden scotia moulding to all ceilings.

LININGS: All interior wall-papered walls to be lined with 9mm Gibraltar board sheets flush jointed. All sheets to be nailed with galvanised flat heads on joints every 150mm and intermediate studs every 230mm. All interior painted wall joints and angles to be covered with purpose made mouldings. Alternatively prefabricated Gibraltar board lined partitions may be used. All stopping to be done with the best stopping plaster, filled to an even surface and all spots and risers removed.

INGOING TO PORCHES: Ingoing to back and front porches to be lined with 4.5mm asbestos sheets. Joints and angles to be finished with purpose made mouldings.

WARDROBES: To be lined and ceiled and to have 300mm full length hat shelving. Provide hanger rod.

LINEN CUPBOARD: To be lined and finished as for wardrobes and to be fitted with full width slatted shelves spaced approximately 450mm apart.

KITCHEN CUPBOARDS: Fix units as shown on plan.

HOT WATER CUPBOARD: Provide hot water cupboard where shown with two rows of slatted shelving above the cylinder.

ALUMINIUM JOINERY: Fixed according to manufacturers' specification.

WOODEN JOINERY: All exterior door and window frames and sills to be as mentioned in schedule and to be grooved, throated and constructed in a proper manner and joints primed before assembly.

Sashes to be top opening, hung on friction stays and secured with split rail fasteners. Where sashes are shown as split rail type, bottom portion will be fixed. All landscape sashes will be fixed.

TIMBER SCHEDULE

POSITION IN BUILDING	Size	TYPE		GRADE	Remarks
Jack Studs	100x75 P.G.	Treated Radiata	or B.A.Ht. Rimu	To General List of Timber Acceptances (Housing) accepted by Housing Corporation of N.Z.	Generally 1400mm centres
Stringers	100x75 P.G.	"	"		Approx. 2000mm centres
Foundation Bracing	100x50 P.G.	"	"		
Jack Framing (Fibrolite Bases)	100x50 P.G.	"	"		
Floor Joists	150x50 P.G.	"	"		Approx. 450mm centres maximum
" "	200x50 P.G.	"	"		When required
" "	225x50 P.G.	"	"		" "
" "	250x50 P.G.	"	"		" "
" "	300x50 P.G.	"	"		" "
Herringbone Bracing	50x50 P.G.	"	"		" " when span exceeds 2400mm
Top and Bottom Plates (Exterior)	100x50 P.G.	"	"		
Top and Bottom Plates (Interior Bearing)	100x50 P.G.	"	"		
Top and Bottom Plates (Non Bearing)	50x50, 75x50 or 100x50 P.G.	"	"		
Studs (Non Bearing)	75x50 or 100x50 P.G.	"	"		400mm centres
Studs, External and Internal (Bearing)	100x50 P.G.	"	"		400mm centres
Window Trimmers, Top	200x50 P.G.	"	"		
Window Trimmers, Bottom	100x50 P.G.	"	"		
Window Stretchers	100x50 P.G.	"	"		When required
Window Jacks	100x50 P.G.	"	"		
Ceiling Joists	100x50 P.G.	"	"		400mm centres
Ceiling Runners	200x25 R.S.	"	"		Nailed together
" "	100x50 P.G.	"	"		" "
Ceiling Ribbons or Strapping	50x25, 75x40 or 75x25 P.G.	"	"		When required
Rafters (Iron Roof)	100x50 P.G.	"	"		900mm centres
Rafters (Metal Tiled Roof)	100x50 P.G.	"	"		900mm centres
Rafters (Concrete Tiled Roof)	100x50 or 125x50 P.G.	"	"		450mm centres
Struts (Roof)	100x50 P.G.	"	"		
Under purlins (Concrete Tile Roof)	100x75 P.G.	"	"		
Under-Purlins (Metal Roof)	100x50 P.G.	"	"		
Collar Ties	150x25 R.S.	"	"		
Trusses	100x50	"	"		900mm centres
Ridges and Hips	200x25 R.S.	Treated Radiata	or B.A.Ht. Rimu or Douglas Fir		
Valley Rafters	150x50 P.G.	"	"		
Valley Boards	150x25 R.S.	"	"		
Purlins	75x50 R.S.	"	"		800mm centres maximum
Dwangs (Nogging)	100x50 or 75x50 P.G.	"	"		
Braces	75x50 or 100x50 P.G.	"	"		Alternatively approved purpose made
Fascia and Frieze Board	150x25, 200x25 or 225x25	"	"		" " " "
Internal Door Jambs	25	O.B. Rimu	or Finishing Grade Radiata		
Internal Door Stops	12	"	"		
Architraves	50x12	"	"		
Skirting	50x12	"	"		
Sill Boards	25	"	"		
Window and Door Jambs	150x40	D.A.H. Rimu	or Treated D.O.B. Native Timber or Cedar or Treated Radiata		
Window Sills	150x50	"	"		
Door Sills	200x60	"	"		
Window Mullions	100x75	"	"		
Window Sashes	100x50 & 60x50	"	"		

Interior Finishing work not specifically mentioned to be D.A. Rimu or Finishing Grade Radiata.
Exterior finishing work not specifically mentioned to be D.A.H. Rimu or approved Treated Timber.

DOORS: Interior (main) 1980mm x 760mm hollow flush type. W.C., bathroom 1980mm 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 C.P. latch sets. Fit W.C. and bathroom doors with snib sets. Fit wardrobe and linen doors with half sets. Fit front door with C.P. night latch and handle. Fit rear door and exterior laundry door with C.P. lock set.

FINISHING: Finish off inside of door and window openings with 50mm architraves. 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 R.V. pressed steel enamelled or other approved bath. Provide one 560mm x 400mm W.P. earthenware wall basin on brackets, or "Midi" 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 wardrobes to be painted with two coats of acrylic paint. The inside of linen cupboard, cylinder cupboard and kitchen cupboards are not painted, other than the inside of the doors.

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.