

Specification of work to be done and  
materials to be used in the erection  
of a TIMBER RESIDENCE at Block No. 15,  
Eastfield Road, RINGWOOD EAST, for -  
E. K. GODDARD, ESQ..

## GENERAL CLAUSES.

2.

### CONDITIONS OF CONTRACT 1.

The accompanying drawings and specification No. 1 to are those referred to in this Contract.

No paragraph in the Contract shall read to infer any penalty attached thereto in the event of the completion date being exceeded.

The Employer shall indemnify the Contractor and Nett Cost of any increase in the price of labour and/or material subsequent to the date of signing the Contract.

### LAND FALL 2.

Land fall over building area to be as shown on plan. Should any additional fall be encountered, Employer will pay £2:0:0 per inch.

### PROGRESS PAYMENTS 3.

Progress payments shall be made by the Employer to the Contractor to 80% of the value of the work done. The penultimate payment after completion of the works to 97½% of the Contract amount to be paid to the Contractor. The final payment of the balance of Contract price including any extras to be paid within three months after satisfactory completion of maintenance by the Contractor.

### VARIATIONS 4.

No variation of the Contract shall be made unless adjustment of cost is arranged and signed for by the Employer on Printed Variation Form.

### EXCAVATIONS 5.

In the event of rock being encountered in the foundations or drains, the Employer will pay to the Contractor the Nett Cost of any additional expenditure entailed through the presence of such rock.

### MAINTENANCE 6.

The Contractor is to maintain the works and make good all defects not due to fair wear and tear for a period of three months from the date of Penultimate Payment.

### INSURANCE 7.

The Contractor shall comply with all Federal and State Workers' Compensation and Employers' Liability Acts. Building and building material placed on site to be insured by the Contractor and the premium paid by the Proprietor.



GENERAL CLAUSES.

3.

NOTICES AND REGULATIONS 8.

The Contractor is to give all notices, pay all fees and comply with By-laws and Regulations affecting the Contract.

CONVENIENCES FOR WORKMEN 9.

The Contractor is to provide temporary sanitary conveniences for workmen employed on premises in accordance with the Municipal Regulations and remove on completion of the works.

SURVEY 10.

The Employer will be responsible for the survey of the building allotment and will give a definite starting point for the commencement of the building.

INTERNAL MEASUREMENTS 11.

All internal measurements are to be taken as plate sizes. Figured dimensions are to be given preference to scale.

SETTING OUT 12.

Set out all works in strict accordance with the drawings. The Contractor shall make good all errors caused by neglect or bad workmanship. The floor shall be at least 18" above the ground.

MATERIALS AND WORKMANSHIP 13.

Materials and workmanship are to be the best of their respective kinds, free from all defects. The Contractor is to provide all necessary plant and equipment.

MAKING GOOD 14.

Each trade shall wait on and make good after each other trade.

GENERAL WATERPROOFING 15.

The Contractor shall be responsible for the general watertightness of the whole building.

PRIME COST ITEMS 16.

The General Contractor shall allow Prime Cost Sums for fixtures and equipment which shall be selected by the Proprietor. See Prime Cost Schedule at end of Specification.

## EXCAVATOR AND CONCRETOR.

4.

### EXCAVATE 1.

Excavate trenches in soil or rock for foundations of chimneys, and excavate ditto holes for stumps and posts to a minimum depth of two feet.

Excavate in soil or rock for drains, and excavate ditto for all pipes at least 9" deep.

### CONCRETE 2.

Chimney foundations to be composed of:-

Three parts $1\frac{1}{2}$ " gauge bluestone)	
Two parts $\frac{3}{4}$ " gauge bluestone )	5 : 2 : 1
Two parts clean coarse sand )	
One part Portland cement )	

Floors etc. to be composed of:-

Four parts of $\frac{3}{4}$ " gauge bluestone)	
Two parts of clean coarse sand )	4 : 2 : 1
One part of Portland cement )	

### FOUNDATIONS 3.

Chimney foundations to be 12" deep 24" wide reinforced with  $\frac{3}{8}$ " diameter M.S. rods laid both ways to form a 6" mesh, and laid  $1\frac{1}{2}$ " from bottom of concrete.

### HEARTH 4.

Provide 4" concrete slab reinforced with  $\frac{1}{4}$ " diameter M.S. rods to 6" pitch both ways., to lounge and kitchen.  
Lounge room hearth to receive finished surface of brick on edge.

### CONCRETE FLOOR 5.

Lay 4" bed of concrete on clean consolidated earth filling reinforced with  $\frac{1}{4}$ " M.S. rods at 8" pitch both ways., to front porch.  
Floor to be monolithic and properly graded. Form necessary concrete steps with 11" treads and 6" risers as required.



## BRICKLAYER.

5.

### BRICKS 1.

Bricks to be approved quality, machine made, sound, hard, and well burnt. All bricks to be well wetted before being laid.

### MORTAR 2.

Cement mortar to consist of one part approved brand Portland cement to four parts of clean sharp sand used fresh.

### LAYING 3.

Bricks to be laid with the frog uppermost and all joints to be completely filled with mortar.

### DAMP PROOF COURSE 4.

Lay damp proof courses of Nonporite or Pitman's black coloured damp course mortar in accordance with the Manufacturer's instructions  $\frac{1}{2}$ " thick over the full width of chimney at floor plate level, and for full thickness of chimney stack below flashing level at roofing line.

### HEARTH WING WALLS 5.

Build  $4\frac{1}{2}$ " brick wing walls on 15" x 12" concrete footings to each end of hearth.

### FIREPLACE 6.

Allow for tapestry bricks for fireplace face.  
Carry up breasts from concrete and form fireplace opening.  
Contract over fireplace to prevent down draft. Build back with batter to throw heat into the room leaving a 3" wide throat two courses above soffit of the lintel for the full width of the opening. Form smoke box and carry up 9" x 9" brick flue with easy bends carefully pargetted and cored with mortar as the work proceeds. Span opening with 3" x 3" x  $\frac{3}{16}$ " M.S. angle.



GENERAL 1.

The whole of the Carpenter's and Joiner's work throughout to be finished in the best and most workmanlike manner.

All exposed timbers to be wrot for painting and all joinery to be put together with white lead.

Timber to be of the best available quality of its respective kind, to be in long lengths, free from large knots, shakes, sap and gum veins and other defects.

Timber for joinery to be selected kiln-dried reconditioned hardwood.

Weatherboards to be selected, kiln-dried hardwood.

Flooring to be 4 $\frac{1}{4}$ " T. & G. kiln-dried and reconditioned first quality hardwood.

Bressummers, barges and battens for fibrous plaster to be oregon.

FOUNDATION STUMPS 2.

Stumps of red gum or jarrah to be 4" x 4" spaced not more than 4'0" centre to centre under bearers, and to have sole plates of 12" x 6" x 2" red gum or jarrah. Stumps to be sunk minimum of two feet into the ground. Securely nail all stumps to sole plates and bearers. Stumps to be braced with 3" x 1" H.W. where projecting more than 3'0" above ground level, and to be double braced with 4" x 1 $\frac{1}{2}$ " H.W. where projecting more than 6'0" out of the ground.

FRAMING 3.

Bearers 4" x 3" hardwood on edge, spaced not more than 5'0" centre to centre.

Floor joists 4" x 2" hardwood spaced 18" centre to centre.

Trimming joists  $\frac{1}{2}$ " thicker.

Wall framing to be hardwood.

Plates to be in long lengths, top plates halved and bottom plates checked in at intersections. Studs checked  $\frac{3}{8}$ " into plates, and the whole framing set perfectly upright and securely braced. All bottom plates to be double nailed to joists and all to be framed up in accordance with plan.

Vermin and top plates 4" x 2".

Studs 4" x 1 $\frac{1}{2}$ " spaced 18" c. to c..

Corner studs. Two 4" x 2" and one 4" x 1 $\frac{1}{2}$ " solidly blocked together.

Door, window studs and trimmers 4" x 2".

Heads to openings:-

Up to 4 feet wide	to be	4" x 2"
Over 4	"	6" x 2"
" 6	"	7" x 2"
" 8	"	10" x 2"

Heads to all openings over 4 feet, to be set on edge.

Bracing. Diagonal bracing 3" x  $\frac{3}{8}$ " let into studs of external and internal walling.

Nogging walls to have three rows of 4" x 1 $\frac{1}{2}$ " furring pieces cut in on flat between studs at height of top of skirting, at door head height and one row between. Fix similar nogging to suit dado (where same is specified). Where no picture rail is specified, nogging at height of door head is to be fixed upright to give 4"f



CARPENTER AND JOINER.

7.

ROOF FRAMING

4.

Ceiling joists. 4" x 1½" hardwood at 18" c. to c..  
Hanging beams 9" x 1½" hardwood spaced not more than 6'0" apart.  
Joists hung to same with 1½" x 1½" lagging pieces or 1" x 20 gauge galvanized iron properly secured.  
Frame up roof with timbers of the following scantlings:-  
Rafters 5" x 1½" hardwood spaced 18" c. to c..  
Purlins 4" x 3" hardwood where rafter lengths exceed 8'0" from plate to ridge.  
Props and struts 4" x 3" hardwood under ridges at not more than 7'0" centres and under purlins at not more than 6'0" centres, and under valleys.  
Collar ties 4" x 1½" hardwood to each alternate pair of rafters.  
Ridges, hips and valleys 7" x 1½" hardwood in one length.  
Lear and valley boards to be hardwood to 9" width, 6" x 1" and 3" x 1".  
Battens 2" x 1" hardwood to suit tiles.  
Gutter behind chimney stack to be formed with 6" x 1" sawn boarding sloped from centre both ways sheeted and flashed in accordance with flashing specification.  
Tilting battens. Two out of 3" x 2" hardwood.  
Barge boards 7" x 1¼" oregon.

EAVES

5.

Eaves rafters to main roof to project 1'6" from face of wall to end of rafters measured horizontally.  
Eaves to be boxed type.  
Soffit lining to be 5/32" asbestos cement sheeting fixed to the underside of 3" x 1½" H.W. trimming rafters. Cover joints with asbestos cement strapping, finish at wall and fascia with ¾" quad.  
Fascia 5" x 1¼" oregon.

FLOORING

6.

All wood flooring to be 4¼" x 13/16" T. & G. hardwood.  
Cramp up and securely double nail at each joist.

EXTERNAL WALL COVERING

7.

Weatherboarding to be approved first quality, securely nailed to stud framing, lapped 1½", and neatly butted to 2" x 1½" hardwood angle stops. 1½" x 1½" ditto stops to be provided to all internal angles.  
Punch all nails well in and stop up immediately after fixing.

7" x 3 3/4" x 6"



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Props and struts 4" x 3" hardwood under ridges at not more than 7'0" centres and under purlins at not more than 6'0" centres, and under valleys.  
Collar ties 4" x 1½" hardwood to each alternate pair of rafters.  
Ridges, hips and valleys 7" x 1½" hardwood in one length.  
Lean and valley boards to be hardwood to 9" width, 6" x 1" and 3" x 1".  
Battens 2" x 1" hardwood to suit tiles.  
Gutter behind chimney stack to be formed with 6" x 1" sawn boarding sloped from centre both ways sheeted and flashed in accordance with flashing specification.  
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Punch all nails well in and stop up immediately after fixing.

7" x 3 3/4" x 6"



STUMP LINING 8.

Plinth to be 6" x 1 $\frac{1}{2}$ " dressed, rebated and splayed, mitred at angles and fixed. Top of plinth to be level with bottom of bearer. Line below plinth to ground with 6" x 1" hardwood boarding with the exception of bottom board which is to be jarrah. Boards to be finished to stop spaced  $\frac{1}{2}$ " apart, and to have  $\frac{1}{4}$ " arrises removed from all exposed edges.

ASBESTOS CEMENT LININGS 9.

Wall sheeting. Cover the laundry walls internally with 5/32" thick approved brand asbestos cement sheets panelled out and fixed with galvanized iron clouts.

Fix 2" x 5/16" asbestos cement cover straps over all joints and 2" x 2" x 5/16" asbestos cement angle cover straps at all angles.

Ceilings. Cover the laundry ceiling with 3/16" asbestos cement sheets. Sheets shall be panelled out and fixed with galvanized clout nails to 2" x 1" K.D. hardwood battens at 18" centres. Cover joints and angles as for "Wall Sheeting".

VENTILATORS 10.

Frame for and fix two to each external wall of each room including bathroom and laundry 9" x 6" plaster vent faces backed with galvanized flywire. Plaster vent faces to finish flush with plaster sheeting.

DOOR FRAMES 11.

Frames to all external doors to be K.D. H.W. 2" solid-rebated jambs and head of width to suit wall thickness and linings. Frames tenoned to 8" x 2" rounded edge jarrah thresholds.

JAMB LININGS 12.

Jamb linings to all internal doors shall be 1 $\frac{1}{2}$ " K.D. H.W.. The full thickness of the wall style-tongued to heads with 2" x  $\frac{1}{2}$ " stops planted on. Jambs shall be securely fixed to framing and be protected against damage during the currency of the Contract.

DOORS 13.

Front door to be 6'8" x 2'10" x 1 $\frac{3}{4}$ " glazed as shown on plan.

Internal doors to be 6'8" x 2'8" x 1 $\frac{1}{2}$ " semi-solid flush type sheeted with approved plywood veneer and with 1 $\frac{1}{2}$ " x  $\frac{1}{4}$ " H.W. strip to all edges mitred at corners. Door to bathroom to be 2'6" wide. External doors to be as for Internal Doors, but sheeted with approved bondwood externally.



CARPENTER AND JOINER.

9.

MANHOLE 14.

Frame for and form manhole in ceiling to give access to roof 18" x 24" in clear. Line around opening with  $\frac{3}{4}$ " wrot lining with 2" cover strip next to ceiling. Provide backed cover to match adjoined ceiling, supported on suitable  $\frac{5}{8}$ " stops.

WINDOWS 15.

Windows as per Window Schedule as shown on plan.

WINDOW NOSINGS 16.

Window nosings to be  $1\frac{1}{2}$ " kiln-dried hardwood with rounded edge tongued to sill and projecting  $1\frac{1}{2}$ " beyond finished wall face with  $1\frac{1}{8}$ " x 1" bed mould under.

ARCHITRAVES 17.

External architraves to door and window openings to be  $2\frac{3}{4}$ " x  $\frac{3}{4}$ " plain, rounded on edge. Flash over where exposed to weather with galvanized iron strip. Internal architraves to all doors and window openings to be  $2\frac{3}{4}$ " x  $\frac{3}{4}$ " plain, rounded on edge. All mitred at angles and securely fixed.

SKIRTINGS AND FLOOR QUADS. 18.

Fix 4" x  $\frac{3}{4}$ " kiln-dried round edge skirtings to match architraves to all rooms and passages including bathroom. Finish against floors with 1" quadrant nailed to floor only. All skirtings and quadrant to be mitred at angles and securely fixed.

MANTLE SHELF 19.

Provide  $1\frac{1}{4}$ " kiln-dried hardwood mantle shelf to carry across fireplace.

PICTURE RAILS 20.

Provide picture rails to lounge, hall and bedrooms

KITCHEN SINK FITMENT 21.

Construct frame for kitchen sink and drainer with cupboards under, all properly framed together out of 3" x  $1\frac{1}{2}$ " K.D. H.W.. Construct false floor 4" above main floor and set back 3" at front to form toe recess. Construct cupboards below and drawers. Form one shelf in each cupboard formed of 2" x 1" dressed H.W. battens spaced  $\frac{1}{2}$ " apart. Enclose front with doors with catches and hinges to match other kitchen furniture.



KITCHEN CUPBOARD 22.

Kitchen cupboard where shown on plan to be framed with 3" x 1 $\frac{1}{2}$ " H.W. with cross rails to support shelves and to extend from floor to ceiling and be ventilated through floor and ceiling. Construct false floor and toe space. Provide No. 6 shelves of 3" x  $\frac{1}{2}$ " dressed battens spaced  $\frac{1}{2}$ " apart and doors, all to be covered externally with approved plywood.

LINEN CUPBOARD 23.

Construct where shown on plan, cupboard for linen, framed as for wall framing. Form five solid shelves to main cupboard with  $\frac{1}{2}$ " dressed H.W. full depth of cupboard. Floor to upper cupboard to be dressed, sanded and left for painter. Form false floor as for Kitchen Sink Fitment. Line internally and external end with fibrous plaster as for walls.

EARTH CLOSET 24.

Construct E.C. where required 5'0" x 3'6" internal dimensions with a height of 7'0" to top plate with top and bottom plates and studs of 4" x 1 $\frac{1}{2}$ " H.W.. Cover roof with corrugated iron or asbestos cement sheeting.

Sheet externally with weatherboards. Hang ledged and braced door 2'6" x 6'6".

Leave 4" space between door and floor. Provide with corporation pan.

All to Local Council requirements.

COAT CUPBOARD 25.

Frame up and construct where shown on plan coat cupboard as for Linen Cupboard but without shelves. Provide and fix six approved hooks also an approved  $\frac{3}{4}$ " diameter chrome-plated rod flanged at ends and fixed to framing from side to side.

WARDROBES 26.

Construct wardrobes where shown on plan, framed as for wall framing. Wardrobes to be fitted with doors to match main internal doors. Provide one  $\frac{3}{4}$ " shelf for hats 5'6" above floor. Under shelf fit a  $\frac{3}{4}$ " diam. chrome plated rod from side to side.

FRONT PORCH HOOD 27.

Construct hood over front porch with 5" x 1 $\frac{1}{2}$ " members, line top with 4 $\frac{1}{4}$ " x  $\frac{3}{4}$ " H.W. flooring and cover with 24 gauge galv. iron sheeting. Line underside with asbestos cement sheeting.



GUARANTEE 1.

On completion, the Contractor is to hand to the Proprietor a Certificate and Guarantee covering all materials and workmanship for a period of two years. Should any defects arise due to faulty materials or workmanship within a period of two years, the Contractor is to make good at his own expense.

TILE ROOF 2.

The whole of the roof to be covered with:-  
First grade Marseilles pattern terra-cotta tiles.  
Each tile to be secured with stout galvanized wire to 2" x 1" full cut hardwood battens spaced to suit tiles and nailed to back of rafters. The ridge, hip capping and necessary apex pieces and shell ends to match roof tiles. Tiles bedded in hair mortar and pointed up in coloured cement.

DRAINER.STORMWATER DRAINS 1.

Pipe drains for stormwater to be laid with 4" untested earthenware pipes set in true lines to a fall of not less than one in forty, bedded solid and neatly jointed spigot to socket in cement mortar. Provide all necessary bends, inspection openings and gratings, and make connections to down pipes and wastes entered into sockets fitted with galvanized sheet iron collars and neatly flaunches in cement mortar. All to be in accordance with Local Council Requirements.

SANITARY PLUMBER.SANITARY WORK 1.

Sewerage is not available.  
The whole of the sanitary work shall be carried out by a licensed Plumber to the requirements of the M. & M. B. W. or equivalent Authority. Connect wastes to pipe drains laid to proper falls to grease traps placed not further than 10'0" from dwelling, or to apply with Local Authority's requirements. Effluent from grease traps will be discharged into an absorption trench. Wrot iron wastes are to be left sufficiently long to connect to future sewerage system.

GULLY TRAP 2.

Provide and install gully trap where required. Connect to drains, and provide with tap. Set trap in concrete base and surround, complete with cement rendered top, and apron against house.



GENERAL 1.

All water piping to be galvanized wrought iron, with all necessary tees, angles, sockets etc., all in accordance with Melbourne and Metropolitan Board of Works or equivalent Authority's requirements. All pipes properly secured by holdfasts. All main service pipes to be laid clear of building.

Allow for tapping main and lay on water to building with  $\frac{3}{4}$ " piping and  $\frac{1}{2}$ " branches to all fittings. Lay  $\frac{3}{4}$ " branches to stand pipes, one over gully trap and in garden where required.

EAVES GUTTERS 2.

Eaves gutters throughout shall be standard 4" x 3" quadrant or bullnose quadrant section out of 24 gauge galvanized sheet iron. To be in long lengths, beaded and with mitred corners, end pieces, thimble connections to downpipes etc.. Joints shall be made in the direction of the flow, lapped  $\frac{3}{4}$ ", double rivetted and sweat-soldered solid. Slightly pitch bottoms towards outlets.

DOWNPIPES 3.

Provide and fix where required, stacks of 3" diameter 26 gauge galvanized iron pipes, well entered and soldered at joints and fastened to walls with 24 gauge galvanized iron straps, two to each length. Provide all bends, offsets, etc.. Where connected to pipe drains, downpipes to be entered into sockets fitted with galvanized sheet iron collars and neatly flaunched in cement.

VALLEY GUTTERS 4.

Valley gutters shall be formed with 24 gauge galvanized sheet iron laid on gutter boarding 6" x 1" and 3" x 1" each side. Carry sheet iron over boarding each side and turn up. All joints shall be lapped at least 6", flash at head, cut neatly, and lap over eaves gutters.

FLASHING 5.

Flash around chimney stack and roof abutments with 4 lb. lead to all roofs or stepped as required, underflashing dressed well up against vertical faces and over roof covering. Apron flashing to be wedged into brickwork with lead plug and pointed up in cement. Flash galvanized iron flues in 4 lb. lead. Provide lead flashing under all window sills carried full width of opening and turned up against studs. Fix 26 gauge galvanized sheet iron to door and window heads.

COMPLETION 6.

Clean out all gutters and downpipes and leave the whole of the roofs completely clean and watertight.

ELECTRICIAN.

13.

GENERAL\_\_\_\_\_1.

The whole of the work to be carried out by a qualified Electrician in compliance with the Regulations of the Fire Underwriters' Association of Victoria, and in accordance with the Wiring Regulations of the State Electricity Commission, and to pass the required tests of the Electric Supply Authority.

Contractor to give all notices, pay all fees.

LIGHTING OUTLETS\_\_\_\_\_2.

Lighting outlets shall be installed where required. Wherever possible all switches shall be mounted 4'9" above the floor. Allow for eleven (11) light outlets.

POWER OUTLETS\_\_\_\_\_3.

Power outlets consisting of flush combined switches and three pin flat pin sockets shall be installed where required.

In the living-rooms and bedrooms, the power outlets shall be placed in the skirting, and in the kitchen shall be 3'6" above the floor. Allow for four (4) power outlets.



GENERAL 1.

Before wall sheeting is commenced, all walls are to be checked over and brought to a good line to ensure that good and even plaster surfaces are obtained. All sheets to be well secured with galvanized clouts punched well below the surface. Picture rails are to be provided where specified in "Carpenter and Joiner".

CEILINGS 2.

All ceilings, unless otherwise specified, to be sheeted with 5/16" thick fibrous plaster sheeting, secured to 2" x 1" oregon battens, at 18" centres, with double battens at all joints in sheets. Sheets shall be true, flat and free from blemish and full width of room. Provide all furring and packing and fix sheets with galvanized clouts punched well in. All ceilings shall be flush jointed, packed with scrim, stopped and trowelled to a smooth even surface.

CORNICES 3.

Provide and fix approved cornice throughout.

WALLS 4.

Galvanized iron angles. Fix 1 1/2" x 1 1/2" angles out of 26 gauge galv. iron with galv. clout-headed nails to all internal angles before fixing wall sheets. All interior walls, unless otherwise specified, to be sheeted with fibrous plaster continuous sheeting full 7/16" thick. Walls above dadoes and rails to be sheeted with 3/8" thick fibrous plaster continuous sheeting packed out to line with continuous sheeting below.

DADOES 5.

Provide plaster tile dadoes to bathroom and kitchen. Dado to kitchen to be 5'6" high, and to bathroom 5'6" high carried to 7'0" high at back and ends of bath.

VENT FACES 6.

Provide and fix approved 9" x 6" flush plaster vent faces to all ventilators with flywire at back where trimmed for by Carpenter, two to each external wall of each room including bathroom. Provide similar vent faces to internal walls next to hall or passage. No vent face is to be fixed over studs or other obstructions.

COMPLETION 7.

All fibrous plaster work shall be neatly pointed up, all joints, clout holes and blemishes being carefully stopped. Leave in perfect condition.

PAINTER AND GLAZIER.

15.

GENERAL 1.

Paint to be ready mixed, of approved brand, and brought on to the job in original sealed containers. Finish in tints as selected.

IRONWORK 2.

All ironwork exposed to view, both internally and externally to be cleaned down and painted in two coats.

PAINT WOODWORK EXTERNALLY 3.

Paint the whole of the woodwork usually painted, in finishing coats on priming coat of red and white lead in equal proportions and oil, to tints as selected. (Four coat work).

Stump linings. Stain and oil in two coats, all stump linings. Upper plinth board to be painted as above.

ENAMELLED WOODWORK INTERNALLY 4.

All woodwork in kitchen and bathroom to be gloss enamelled. The woodwork is to be primed with white lead primer, stopped, rubbed down and given two coats of enamel under-coating, rubbing down each coat smooth. Then give final coat of enamel which must finish with an even colour and full gloss.

STAINED WOODWORK INTERNALLY 5.

All internal woodwork not painted or enamelled is to be given one coat of flat oil wood stain, followed by one coat of high gloss varnish to finish as required.

DADOES 6.

Plaster tile dadoes in kitchen and bathroom to be given one coat of sealer then two coats of flat paint, and one finishing coat of full gloss enamel.

GLASS 7.

Glass to be best quality, pinned, sprigged, well bedded and back puttied or beaded in as necessary.

Glaze bathroom windows with Pinhead Morocco or other approved obscure glass.

Other glazing to sashes to be as follows:-

21 oz. clear glass up to 6 square feet in area

26 " " " " " 12 " " " "

32 " " " " " 16 " " " "

$\frac{1}{4}$ " plate glass where over 16 square feet in area.



APPENDIX 1.PRIME COST ITEMS.

	£.	s.	d.
1 off, first quality acid-resisting C.I.P.E. flanged bath with plug, washer, but no feet.....	14.	0.	0.
1 off, first quality acid-resisting C.I.P.E. pedestal basin with plug, and washer.....	10.	0.	0.
1 off, stainless steel sink, complete with plug, washer and chain.....	15.	0.	0.
1 off, two compartment single outlet cement wash trough with pedestals..	2.15.	0.	
1 off, shower rose.....	15.	0.	
1 off, Fuel stove.....	10.10.	0.	
1 off, Fuel Copper.....	6.10.	0.	