

**Copy of Handwritten Specification for Albert Hastwell's house with spelling etc.  
as it was originally written**

**PRICE:** Five Hundred and Twelve Pounds Ten Shillings

**SPECIFICATIONS ETC**

Of the various works required to be executed in the erection of a house for Mr Hastwell in West Street Brompton all work to be done in a workmanshiplike manner to approval of proprietor or whoever he may appoint in his stead.

**MASON**

**Footings**

Clean off all grass under footings. Bed all flats in sand every stone to take a solid bed and to be of good width & thickness, these stone to be from Tapley's Hill and built to a height of 16" to be flushed up with Black mortar jointed & painted with a white line. Flats outside walls not less than 2'6" & Inside walls 2" wide.

**Mortar**

To be composed of good clean Gawler sharp & red loam sand well mixed with peninsula lime. Three parts of sand to one of Lime.

**Ventilators**

Fix best 9" x 6" Earthenware ventilators where directed in exterior of building & each room.

**Bars**

Put under all arches of all external door window & fireplace arches 2 x  $\frac{1}{4}$  Iron Bars cambered.

**Damp Course**

Lay a damp Course of tar well mixed with clean Gawler sand  $\frac{3}{4}$ " thick on all footings. Sand to be dry and Tar hot when mixed.

**Slates**

Provide & fix 9" x 1 $\frac{1}{2}$ " Slate for nosing to front verandah.

**Hearths**

Lay & provide 2 tile hearths all other hearths to be cement well trowled off to a neat face.

**Bond Iron**

Put one layer Hoop Iron 2" over arches in external walls turned down at ends.

**Bolts**

Provide and build in  $\frac{1}{2}$ " bolts to take front verandah pitching piece 4 ft centres.

### Front wall

To be of best quality Freestone pitch face random raised neatly jointed & painted with a black line all stones to be well bedded & Square Joints 14" wide.

### Front Dressings

To be of best Hard Bricks stopped painted & jointed with a painted line.

### Dwarf Walls

Built dwarf walls 4½" Brick on one course of headers in each room.

### Front Verandah

Build retaining 14" walls of Tapley Hill stone fill in with earth well rammed to take 4" concrete lift ready for to take tiles also supply & lay Tiles Octogan & Dot & build curved walls at side of front slips & bases.

### Brickwork

Two side walls & back wall to be composed of best hard burned Sandstock bricks neatly struck & cut. Cavity 2" tied every five courses thus with #8 Galv wire.

### W.C.

To be of Best Brickwork 4'6" x 3'6" x 8' interior measurement.

### Lintels

All lintels to be of good clean Oregon to take relieving arches. Not less than 2" thick & 3" bed.

### Chimneys

To be of Best Hard Bricks really struck & cut parged in course of building.

### Generally.

Bed all plates point around frames render assistance required by other trades built in stove lay brick floor in lobby. Supply and fix #1 Metter's Stove build in trap door from Kitchen to Dining Room. Height of walls 11 ft floor to ceiling Leanto 10 ft on low side.

## CARPENTER

### Roof

Frame & fix the roof with 4½ x 1½ Oregon ceiling joists spaced 18" centres rafters 4½ x 1½ spaced 4'6" centres. Collar ties 4 x 1½ struts 4 x 2 purlines 3 x 2 plates 3 x 1 Hips 9 x 1 ridge 9 x 1½ Fascia 9 x 1½ Beaded Oregon Vally boards 7 x 1 Soffit Batten 2 x ½ Oregon fix 1¼ Scotia to carry gutters. Angle fillet 2" put 9 x 1½ beam over ceiling joists and tie up joists with hoop Iron fix louvres.

## Floors

Lay the floors in five rooms with 4 x 2 jarrah joists spaced 20" centres on 3 x 1 jarrah wall plates. Boards to be 6 x 7/8 deal (red) well dogged up & double bradded on each board. Clean off when finished pantry to be boarded out also.

## Window frames & sashes

Provide & fix Box frames to five rooms ordinary size 32 x 32 glass 21 oz. frames to be of best materials well seasoned. Two front & one side frames to be mullion frames pantry & bathroom frames to be solid frames fixed with 2 lights in each. Frames to have jarrah sills sunk, weathered & throated pulley stges.

## Front door frame

1" parting slip & back linings best sash cord axle pulleys weights. Axle pulleys weights to sash lifts. Frame 4½ x 3 sidelights & fanlight door to measure 6'8" x 2'8" x 1½" with raised panels & collection moulds outside. Supply & fix postal knocker to front door & all necessary lock furniture.

## Inside doors.

All inside doors 6'8" x 2'8" x 1½" double mould with all necessary lock furniture 3½" cast bolts. Pantry, bathroom, & Kitchen doors 6'6" x 2'6" x 7/8 ledge doors. All doors to be hung.

Fix Shelves in pantry one side & back. Lobby door same as pantry door.

## Mantles & Grates

Provide & fix mantels & grates to value of twelve pounds.

## Skirtings & Archatrive & picture rail

Fix 11 x 1 Skirting in Dining room front Drawing room & Hall 9x 1 in Kitchen, Bedroom, & pantry 5" archatrive in all rooms except bath & pantry 3" in each of these. Fix archatrive blocks to internal archatrives. Fix Picture mould in Dining & Drawing rooms.

## Hat & Coat Rail

Provide & fix same in passage also 6 hooks.

## Verandah.

To be 5'6" wide with Bullnose top Gabled in centre. Fringe & frieze 10 turned 5" Red Pine posts & two half posts. Fascia 9 x 1½" - Hips 4 x 1½" Scotia 1¼. Close in back lobby with Galvanised Iron 26 G.

## Front fence

To be 4'6" Picket fence to approval of proprietor.

## Fencing

Fence side & back with 5 ft palings posts 9 ft apart. Jarrah posts 6 x 3 rails 3 x 2 StringyBark and two rows of Hoop Iron.

### Plumber & Ironworker

Lay roof with 26 G. Redcliffe Iron well lapped. fix with Springhead screws & strap all gutters to fascia 5" 6 G gutter riveted at joints fix 3" downpipe conducting water to ground flash all chimneys fix Bullnose Iron to front verandah roof. Supply & fix one 600 gallon G.I. Tank. All end lapps not less than 4" & side lapp 1½ Corrugations.

### Drainage & Water

Connect W.C. & Bath with drainage find all materials travel water to back of house one tap at back, one at front one in bathroom also shower. Also supply & fix one 5 ft G.I. Bath. Pedestal Pan & seat in W.C.

### Plasterer

Lay, float & set all walls & ceilings with best materials. Run moulding around arch in passage fix keystones & plaster vents etc. run Cornice in Hall.

Cement window sills, & bathroom floors also walls to a height of 6 ft, supply & fix 3 centre flowers value 15/- the lot.

All pricking up to be in best hair mortar.

### Painter & Glazier

Paint all woodwork as directed also front verandah Iron all gutters & downpipes in 3 coats approved colors. Supply & fix lead lights to value two pounds five shillings.



"Dungate", West St, Brompton