

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

-of-

MASONRY, CARPENTRY, MILLWORK, PLUMBING, ELECTRICAL WORK, ETC.

FOR THE

SARATOGA FOOT HILL CLUB HOUSE

Saratoga, California.

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JULIA MORGAN

Architect

1135 Merchants Exchange Building

San Francisco, California

July 1915.

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NOTICE TO CONTRACTORS.

It is the intention of this specification to cover the requirements necessary to make the finished building conform with the drawings furnished, and to include all labor and material necessary. In submitting your figures on the work please call attention to any points that you find have been overlooked, as it is desired to have the contract cover all necessary items.

GENERAL CONDITIONS.

1. The Contractor under this agreement shall furnish all material, labor scaffolding, utensils and other apparatus of every description and pay for all freightage, cartage and handling of materials required for the full performance of the work herein specified or shown upon the accompanying drawings Nos. 1 to , except as otherwise particularly mentioned.

2. The Contractor shall obtain all necessary permits and pay all lawful fees thereof, observe in every particular all laws, ordinances, municipal or other rules and regulations applicable to the work (the same being hereby made a part of these specifications), give all requisite notices to the proper authorities, make deposit for street or other bond if necessary and be responsible for all violation of law or damage to property or person occurring through any act of neglect of himself or his employees.

3. The Contractor shall maintain sufficient safeguards, such as railings, temporary walks, lights, etc. against the occurrence of accidents, injuries, damage or hurt to any person or property and shall alone be responsible for the same if such occur. He shall carry accident liability insurance to cover all such risks.

4. The Contractor shall give his own personal supervision at the site and shops, lay out the work and be responsible for its correctness and keep a competent foreman in charge at the building constantly throughout construction.

5. The Contractor shall provide safe and proper facilities at all times for inspection by the Architect or her representative, furnish all necessary shop drawings, templets, models, etc. and furnish suitable sanitary conveniences for the workmen, keep them in proper condition and at the completion of the work disinfect and remove all evidences of same.

6. The Contractor shall furnish all necessary night and overtime work required without extra charge and provide all water necessary for building purposes.

7. The Contractor shall not make any alterations in the work required by the drawings and specifications except upon written order of the Architect. The Contractor shall not execute any extra work without a written order from the Architect, and all such orders, if any, must be specifically referred to in bill rendered before the final certificate is issued.

8. All materials shall be the best of their respective kinds, new and subject to the approval of the Architect. All work is to be performed in the best manner by skilled workmen.

9. The Contractor shall within twenty four hours after receiving notice to that effect, proceed to remove from the grounds or building all materials condemned by the Architect, whether worked or unworked, and take down all portions of the work which the Architect shall by written notice condemn as unsound or improper or not conforming to the drawings and specifications and shall make good at his own expense all work destroyed or injured thereby.

10. The Contractor shall not sublet any part of his work without the Architect's written approval.

11. The Contractor shall remove rubbish from the building or premises when directed by the Architect, leave the work clean and whole on completion and make good any faults appearing in his work within one year after acceptance, if due to any defects of material or workmanship.

12. The drawings and specifications are intended to cooperate and anything indicated in one and not in the other is to be executed as if indicated in both. All notes, figures, and details in said drawings shall be followed and executed by the Contractor as a part of these specifications without any further mention. Large scale and full size drawings shall be followed in preference to small scale drawings. Figured dimensions on drawings shall be followed in preference to scaled measurements. If there are not sufficient figures or information on any drawing, the Contractor shall notify the Architect and shall not proceed without adequate instructions. He shall also report any inconsistencies or errors of other Contractors before executing his own work.

13. The drawings and specifications furnished for this work are and remain the property of the Architect as instruments of service. They are to be used for this building only and are to be returned to the Architect upon completion of the work set forth therein.

14. No advertising signs of any description will be allowed to be placed on or about the premises except upon written permission of the Architect.

15. Payments will be made only on the certificate of the Architect as per agreement in contract. Certificates will not be issued in case any work is finished not in strict conformity with the drawings and specifications, nor until defective work has been removed and replaced to the satisfaction of the Architect. Any certificate given or any payment made on account of the contract, does not act as an acceptance of any material or work which may subsequently be found to be defective. The Contractor shall replace all defective work on which payments have been made before final certificate will be issued.

16. The Contractor shall insure his own interest in all work for which he has not received payment, the Owner being liable for only that for which he has paid on certificates issued by the Architect.

17. The Owner reserves the right to reject any or all bids.

18. A surety bond satisfactory to the Owner shall be provided by the General Contractor.

EXCAVATING AND GRADING.

WORK INCLUDED: Under this heading is included all excavation and filling of whatever nature necessary to execute the work as called for by the drawings and specifications, approximate grades being shown. The site shall be examined by the Contractor before estimate is submitted as nothing will be allowed for extra grading or foundations. On completion the ground shall be brought to finished grades shown and the premises be left clean and evenly graded.

EXCAVATION: The Contractor shall carry the excavation of all trenches and pits to below surface soil (i.e. roots and loose earth), the chimney to hard pan, footings to be everywhere at least one foot below natural grade, excavations to be dug one foot wider than the footings to give ample room for boxing.

All changes in level shall be made in vertical steps, the bottoms being in every case true and level.

After concrete work is completed and forms removed, the Contractor shall fill in solidly with earth and tamp the same thoroughly.

CONCRETE WORK

This work is subject to the general conditions on pages 1 to 4 of these specifications and the Contractor shall be responsible for all requirements thereunder affecting his work in any way.

LOCATION: The Contractor shall check lines, levels and location of building before proceeding with his work.

WORK INCLUDED: Under this heading is included all foundations and entrance platform and steps.

DELIVERY AND PROTECTION OF MATERIALS: All materials shall be delivered on especially laid level plank platforms or on clean hard street surface and shall be properly protected until used. No partly used sacks of cement shall be left open over night.

MATERIALS:

Rock shall be local.

Broken stone shall be screened sound broken rock of uniform size and color, hard, clean and sharp, with pieces not larger than will pass through a 2" ring.

Sand shall be coarse and sharp, clean and free from sediment, loam or other impurities.

Gravel shall conform to the above requirements for sand, and be free from large round stones.

Cement shall be "Standard" or "Diablo", Portland cement.

PROPORTIONS OF CONCRETE: Concrete shall be composed of one

part cement, two parts sand, one part gravel and four parts broken stone. All concrete and concrete materials shall be kept free from earth, shavings or other foreign matter. Rocks for rustic surface effect shall be set in forms before cement is deposited and care be taken to keep the surface to be exposed as free from cement as possible.

PREPARATION OF TRENCHES: All trenches shall have level bottoms, cleaned absolutely of all dirt, refuse, etc. All loose places, roots, etc., shall be dug out, filled with concrete and well rammed before proceeding with footings.

The Contractor shall notify the Architect when boxes are ready for filling and no concrete shall be deposited until permission is given by the Architect or her representative.

BOXING: Accurately constructed wooden forms shall be made for all footings, walls, piers and other work, the entire work to be boxed before any concrete is deposited.

Boxing shall be thoroughly soaked with water before concrete is deposited.

No forms shall be removed before the concrete work has been completed at least three days.

Materials shall be accurately measured each time and the concrete mixed on a plank floor or on the clean macadam of street or by an approved mixing machine in a manner acceptable to the Architect.

DEPOSITING OF CONCRETE: As soon as concrete is mixed it shall be taken to the trenches and dumped in layers 6" thick and immediately rammed down to give a level surface.

Succeeding layers must be put on whenever practicable before the preceding one becomes dry. No concrete shall be used after it has stood two hours or after the cement has set; it shall be mixed only as required for immediate use. No retempering of concrete or cement in any way will be allowed.

GROUTING: Whenever a layer of concrete has been left over night or longer, a new layer shall not be put on until the preceding one has been thoroughly swept and cleaned, wet down and then grouted with liquid cement grout mixed in pails and applied to the wet surface.

MOISTENING OF CONCRETE: Concrete in place shall be thoroughly wet with a hose every night and morning until mud sills are bolted on.

CONCRETE PLATFORM: Flooring shall be 4" thick, surface divided into squares of about 12" (Consult Architect before doing this surfacing). The surfacing shall be red.

FINISH OF CONCRETE: Exposed surfaces of concrete shall be finished with a light cement grout spatter coat as soon as boxing is removed.

TILE DRAIN: A 3" open joint tile drain shall be carried at level of footings around the entire building, ^{also from furnace room} this to empty into a 3" cemented joint drain which shall be carried to discharge into ditch at edge of orchard property. 4" deep of large rock shall be laid over the open joint drain the width of trench, this to be covered with straw before filling in. The Architect shall be notified when drains are ready for inspection and positively no drains shall be filled in until permission is given by the Archi-

test or her representative.

IRON BOLTS: The mud sills shall be well bedded in mortar and bolted to concrete with $5/8$ " steel bolts, 16" long set in general 6 ft on centers, where levels change there shall be at least two bolts to each level of wall.

BRICK WORK

This work is subject to the general conditions on pages 1 to 4 of these specifications and the Contractor shall be responsible for all requirements thereunder affecting his work in any way.

WORK INCLUDED: Under this heading is included all the chimneys and fire-place.

MATERIALS AND WORKMANSHIP: Brick shall be San Jose common brick, but exposed brick shall be selected ^{for color} and hand passed. Flues shall be carefully plastered with sand and cement mortar. Face work joints shall be of grey mortar neatly struck or raked as directed. Other joints shall be full flushed. Lining, hearth and facing of mantel shall be of the selected brick, hearth of brick on edge, center laid herringbone pattern. *Furnace flue shall be 8" Clauson pipe with cleanout.*

Brick shall be thoroughly soaked with water just before being laid.

MORTAR: Mortar for brick shall be mixed in proportion of one barrel of lime to five barrels of sand and must be mixed at least three days before being used. Just before using it shall be tempered with cement in proportion of one barrel of cement to six of mortar.

PLASTERING.

This work is subject to the general conditions on pages 1 to 4 of these specifications and the Contractor shall be responsible for all requirements thereunder affecting his work in any way.

WORK INCLUDED: Under this heading is included the lathing and plastering of upper part of main room, and upper part of walls and ceiling of hall and dining room.

MATERIALS:

Lime shall be Holmes "Diamond" brand, guaranteed, slacked at least seven days before using and run through a fine wire strainer.

Sand shall be well screened, coarse and sharp, clean and free from mud, bark or other impurities, that for finish coat to be Monterey white sand.

Hair shall be best quality cattle hair, wet up in barrels and freed of lumps before being mixed with mortar.

PLASTERING: Shall be two coat work, finish coat to be floated on with the dauber.

LATHING: Surfaces to be plastered shall be lathed with the best quality of clean, sound sawn pine lath placed $1/4"$ to $3/8"$ apart, breaking joints every eight courses. Laths if dry must be wet before plastering is done.

CARPENTRY AND MILLWORK.

This work is subject to the general conditions on pages 1 to 4 of these specifications and the Contractor shall be responsible for all requirements thereunder affecting his work in any way.

RESPONSIBILITY OF CARPENTER: The Carpenter shall give all lines, dimensions and directions to the other trades and be responsible for same. He shall do any cutting for the installation of other branches of the work, such as plumbing and electrical work and shall neatly frame wherever necessary for same.

WORK INCLUDED: This heading includes all rough and structural woodwork with the nails, bolts, anchors or ties pertaining thereto, wood floors, all exterior and interior wood finish and millwork including cases, hardware, fittings, glazing, etc., to make the building complete.

MATERIALS: All structural material not otherwise shown or specified shall be merchantable Oregon Pine. All stock shall be sound, straight, with square edges, free from loose knots, shakes, wains or other imperfections, thoroughly seasoned, dry and guaranteed against objectionable shrinkage. No sap wood will be allowed.

FRAMING: All timbers or timbering necessary to properly complete the framework shall be considered a part of these specifications.

SIZES: The sizes of timber used shall be in general and

except where otherwise specified as follows:

Mud sill.....	3" x 6" R. W.	halved and spiked at joints and corners
Pier caps.....	3" thick x 10" sq R. W.	
Posts.....	6" x 6" O. P.	
Girders.....	6" x 6" O. P.	
Floor joists.....	2" x 10" O. P.	16" on centers
Ceiling joists.....	as shown O.P.	16" on centers
Studs 1st story.....	2" x 4" O. P.	" " "
	except where shown 2 x 6	
Plates.....	two 2 x 4 or 2 x 6	bushing joints
Rafters.....	2" x 4" O. P.	32" on centers with collars or ties to joists.

SIZING:etc. Floor beams, girders, studs, etc. shall be sized where necessary to make a good straight job.

All exposed facing and woodwork up to line D shall be surfaced and smooth. All work above shall be resawn.

FURRING: Put up grounds throughout for plaster work as required; do all furring necessary to make the finished lines conform with the drawings.

BRACING AND BRIDGING: All parts of the work shall be securely braced in the best manner, at least one row of bracing to each line of studding, all cutting and fitting being done neatly and perfectly. In main room floor lines of herring bracing shall alternate with girders - i. e. one row between each set of bearings. Bridge with solid bridging between ends of floor joists.

SHEATHING: All exterior walls shall be sheathed with 1" x 8" No. 2 Oregon Pine, surfaced one side, laid diagonally and cut

close up to openings and angles, securely nailed to each stud and breaking joints every course.

BUILDING PAPER: Cover exterior walls outside of sheathing with 2 ply P. & B. building paper, all joints overlapping at least 8" and properly secured until covered over.

DEAFENING: Floors and interior walls of toilets shall be sound proofed with builders' felt or Cabot's quilt.

SHINGLING (i. e. shakes): The roof and sides shall be covered with clean, clear ^{SPLIT R.W.} shakes, nailed with galvanized nails, no nails to be exposed. Coursing is shown on drawings. Interior of main room roof shall also be covered with shakes as shown. These do not overlap each other.

FLAT ROOFS: Shall be of 1" x 4" T. & G. laid up in white lead, and covered with roofing canvas well flashed up onto walls under shakes or boarding.

MILLWORK AND FINISH: The Contractor shall furnish and set in a neat and workmanlike manner all millwork and finish to make the building complete. Sizes are not entered into in this specification as they are clearly shown on plans.

All materials for exterior millwork shall be of No. 1 R. W., gutters of clear R. W. ⁴/₈" x 6". Interior millwork shall be of No. 1 R.W. All shall be well seasoned free from large or loose knots or other imperfections, and shall have a smooth finish, and be run to detail.

WINDOWS: All sash shall be first quality rabbeted, clear straight grained Sugar Pine, 1 1/2" thick, with especial moulding.

Casement window jambs of No. 1 R. W. rabbeted from 1 1/2" x 6" stock, trim from 2" x 3", sills from 2" x 10".

DOORS: All interior doors not glazed shall be stock one panel Jambs from 1 1/2" x 6" rabbeted.

Front doors shall be 2" thick, of No. 1 R. W.

Provide screen door to kitchen, small doors for meters and door into unexcavated basement.

FLOORS: Floors shall be of 1" x 4" No. 1 T. & G. kiln dried vertical grained hard O. P. blind halled, and not laid until plastering is done. It shall be scraped and sandpapered for wax finish. *Under floor shall be of 1" x 2" No 2. O.P.*

FITTINGS, ETC: Seats in alcove shall be box seats. Kitchen shall have sink boards and counter shelves of Sugar Pine and drawers of O. P., drawers to be fitted with guides and be adjusted to run smoothly. Case doors shall have wood panels. Store room shelving may be of O. P. Book cases shall have adjustable shelves.

SCREENS: Provide ^{gal. iron} ~~copper~~ wire hinged screens for all windows of kitchen, store room, toilets and dressing rooms; also fixed wire screens for all louvres and vents.

TILING: Tile behind sink and drain boards to height of cap and width of drain boards with 3" x 6" white tile brought down onto sink rim and boards.

GLAZING: All toilet room windows shall have muffled glass panes; three sash of alcove of main room shall be of American plate; all other glazing shall be with best quality of selected

21 oz. American sheet glass, free from objectionable defects, all glazing to be done on the building.

Interior glazing shall be secured by nailed strips instead of putty, and all sash shall be back puttied. Plate mirrors free from defects shall be set on walls of dressing rooms.

The Contractor shall be responsible for all breakage until the completion and acceptance of building and shall see that defective work is replaced by good.

HARDWARE: The Contractor shall furnish and set all rough hardware and shall set all finish hardware whatsoever. The sum of \$80.00 shall be allowed in this contract for finish hardware, this to be selected by the Owner, but order for which shall be given by the Contractor who shall be responsible in all ways for same and for which he shall present corrected bill before final settlement is made.

PAINING:

This work is subject to the general conditions on pages 1 to 4 of these specifications and the Contractor shall be responsible for all requirements thereunder affecting his work in any way.

MATERIALS: Oil shall be pure linseed boiled oil.

Oil paint shall be pure linseed oil and white lead of approved brand.

EXTERIOR FINISH: All flashings, leaders, pipes and exposed iron work throughout shall be painted two coats of oil paint.

All exterior wood finish shall be given two coats of oil with only small amount of dryer. Sash shall be painted three coats of oil paint, no ochre in priming coat.

Front door shall be oiled thoroughly and rubbed down as necessary to give a permanent dull gloss.

INTERIOR FINISH: All Redwood finish shall be left natural except in kitchen and toilets. Sash shall be stained and waxed. Kitchen and toilets shall be given three coats of white paint, and one of enamel finished with dull gloss.

FLOORS: Floors shall have two coats of shellac, sand-papared, and two coats of wax, rubbed until all wax is worked in.

INTERIOR TINTING: Plastering shall be painted one coat with a transparent glue sized tint.

SHEET METAL WORK.

This work is subject to the general conditions on pages 1 to 4 of these specifications and the Contractor shall be responsible for all requirements thereunder affecting his work in any way.

WORK INCLUDED: Under this heading is included all flashings needed to make roofs and openings, pipes, etc. water proof, and leaders with all connections, tin lining of flower box with lead outlet, and C. I. ventilators.

MATERIALS:

Galvanized iron shall be of #26 gauge, with plane surface.

TIN shall be I. C. weight of Merchant's, Meurer's or "Target & Arrow" old style redipped charcoal sheets, painted on the under side with best metallic paint, each sheet stamped with trade mark.

RIVETING AND SOLDERING: All seams and joints in the metal work shall be soldered. All soldering shall be thoroughly rubbed in, to be as substantial as possible, and done in a neat workman-like manner.

DOWN SPOUTS The Contractor shall furnish and set all galvanized iron down spouts, 2" x 3", together with goose-necks, lead nipples and flashings as required, substantially put together and guaranteed not to leak for a period of two years. The Contractor shall place in top of each down spout a galvanized wire rose strainer.

VENTILATORS: Cast iron ventilators shall be set in walls of unfinished basement where directed, painted before set.

PLUMBING.

This work is subject to the general conditions on pages 1 to 4 of these specifications and the Contractor shall be responsible for all requirements thereunder affecting his work in any way.

BOARD OF HEALTH RULES AND REGULATIONS: The Rules and Regulations of the Board of Health of the Town of Saratoga, County of Santa Clara, State of California, so far as they may be applicable to this building are hereby made a part of these specifications. The Contractor shall at his own expense remove any or all work which does not conform to them and replace it with work constructed in a lawful manner and of lawful material.

PERMITS: The Plumber shall obtain all permits appertaining to the work; shall make and pay for all service connections (sewer and water) and shall replace any work disturbed. He shall arrange for water meter and shall have the water turned on.

INSTALLATION OF FIXTURES: The Contractor shall place in position shown on plans and properly connect up in a thoroughly workmanlike manner all fixtures, making all connections, material and workmanship conform strictly to all state, county and municipal regulations governing the same.

RESPONSIBILITY: The Plumber shall be responsible for all damage to building or fixtures which may occur through the carelessness of workmen employed by him.

(2) BASINS: These shall be The Mott Co. "Veritas" vitreous China basins with integral back and wall supports with "Crown" handle self closing faucets, 1 1/2" N.P. "P" traps and supplies with cut off cocks, etc. complete.

(2) TOILETS: These shall be the John Douglas Company's "Leader" closets complete with China tanks and light oak open front seats without lids.

(1) SINK: This shall be a 20" x 30" cast iron enameled sink set to drain dry, with N. P. 1 3/4" "P" trap, strainer, Fuller type non-splash bibbs, etc., complete with compression cocks on supplys.

(1) BOILER: This shall be a 30 gallon galvanized iron 250 lb pressure boiler on substantial iron stand with draw off cock and Ts ready for connection to water back of stove.

(3) HOSE BIBBS: These shall be set one near rear door, one by pergola and one near main entrance, the two latter to be kept 3 ft from house line.

SEWER CONNECTIONS: The Contractor shall run a 4" iron stone sewer connection from street to 3 ft beyond building line. All soil running beneath the building and to 3 ft beyond shall be of cast iron with clean out with brass ferrule and screw cap caulked into hub at ends of each horizontal run, these to be made easily accessible to Owner.

PRELIMINARY TESTS: When rough plumbing has been installed and before any fixtures are set, all outlets and inlets in the vent and drainage system shall be stopped up in the presence of the general Contractor and thoroughly tested by filling the lines with water. Any defects must be made good without the use of any short lengths collars or double hubs and the system retested until it is found to be perfect.

SOIL AND WASTE PIPE: All soil pipes shall be of cast iron, double jointed, smooth on the inside and heavily coated with tar pitch applied hot. Soil pipe and vent shall be carried inside house wall and shall be 4" in diameter, connected with sewer by 4" Y branch and bends, and shall extend 18" above the roof full size, with overhanging flange or galvanized iron funnel to cover rough flashings, top to be provided with heavy wire screen. Other fixtures shall have 2" Y branches.

Water closets shall be connected with the Y branch by 4" lead bends, other branches by 2" lead bends. Sink shall have 1 3/4" waste line, vent carried 12" above roof.

All traps, cleanouts, cocks, etc., shall be provided and put together in a most workmanlike manner according to the best practice. No cement or putty joints will be allowed and care shall be taken not to crack flanges in joints.

WATER SUPPLY: The water supplies shall be of wrought iron galvanized pipe of standard weight. From the service main run a 3/4" supply in ground until opposite fixtures and place cut off under kitchen sink. Fixtures shall have 3/4" branches and air chambers shall be placed above main fixtures.

ELECTRICAL WIRING:

WORK INCLUDED: The Contractor shall furnish all material and labor necessary for the complete installation of the electric wiring system including that for meter, service to be 3-wire 110-220 volts from where the Service Company enters the building to distribution cabinet. He shall follow the rules and regulations laid down by the San Francisco Board of Fire Underwriters, shall pay all charges for inspection, and shall present a certificate of inspection from an agreed on inspector before work is accepted. The electrician shall do no cutting other than by boring.

WIRING SYSTEM: Main feed wires shall enter overhead in conduit to service switch set in metal box above cut out box, connection between the two boxes to be in conduit. Meter and cut out boxes shall be located in consultation with Architect. Switch shall be D. P. 100 ampere fused knife switch. Metal conduit shall be of approved manufacture. Wiring shall be porcelain knob and bushing system with porcelain jackets where wires run through beams, and loom tubing where carried through cases up and through posts, etc. All wire shall be the best grade of rubber coated insulation nowhere smaller than #14 B. & S. gauge, the size of main feeds and distributions being properly proportioned to the number of lamps, so as to permit no greater loss of potential than 2% at the most distant outlet when all lamps are thrown on.

OUT-OUT CABINET: Shall be lined with marblized asbestos back and lining, door with glass panel, provided with lock and key. Each circuit shall be controlled with a knife switch, labeled with name of circuit controlled, with approved cartridge fuse. All conduits

shall be equipped with suitable fittings and be properly grounded.

SWITCHES: These shall be located "locally", and shall be of flush pattern with push knobs and plates to match hardware, all groups of switches to be arranged in gang with iron boxes and a single plate, - "H" or H. & H". preferred. The location of switches are designated approximately on plans, and shall be verified accurately by this Contractor to agree with centers or architectural finish. ^{One} The center light of Assembly room shall be on two switches, the other ceiling light on one switch, these switches to be located in stage room A. Each dining room ceiling outlet shall be on a separate switch. For stage lights there shall be three circuits allowed with three switches, two for overhead lights and one for possible foot lights, switches to be located in Stage Room A.

4 FLOOR PLUGS: With flush plates shall be installed one for stage desk, one in kitchen, one in dining room and one in assembly room.

CONTROL: All lights shall be controlled by direct local switches located at points shown, or where not indicated on plans at point near an entrance door.

POWER WIRES: Wire for moving picture machine attachment in room marked M. P. Booth, also place a second outlet in end of assembly room opposite the stage, wire to be of proper capacity to carry the machine now in use in Saratoga.

GUARANTEE: The Electrician shall give the Owner on demand a written guarantee that all materials and workmanship used in the electrical installation are the best of their respective kinds,

and that the system shall operate perfectly; and agreeing to make good any defects occurring in the system within one year from the date of acceptance.

ELECTRICAL FIXTURES: Are not included in this specification.