

Trade Breakdown Checklist

A coverage checklist of the major trades in a typical residential build, with the items most commonly associated with each. Use it to sanity-check that nothing has been left out of a scope or quote. Tick items as you confirm them.

1. Preliminaries & Site Establishment

- Site survey and set-out
- Temporary fencing / hoarding
- Site shed, amenities and toilet
- Temporary power and water
- Sediment and erosion control
- Waste bins and disposal
- Scaffolding (hire and erect)
- Crane / hoist / pump allowance
- Site supervision and management
- Insurances (contract works, public liability)
- Authority fees and inspections

2. Demolition & Earthworks

- Demolition of existing structures
- Asbestos / hazardous material removal (licensed)
- Tree removal and stump grinding
- Bulk excavation, cut and fill
- Detailed excavation (footings, services)
- Rock excavation allowance
- Spoil cartage and disposal
- Site levelling and compaction
- Temporary / permanent retaining

3. Concreting

- Footings (strip, pad, bored piers)
- Slab on ground / waffle / raft
- Suspended slabs
- Reinforcement (mesh and bar)
- Formwork
- Vapour barrier / membrane
- Concrete supply and placement
- Pump hire

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- Driveways, paths and external slabs
- Termite protection to penetrations

4. Bricklaying & Masonry

- Face brickwork
- Common / internal brickwork
- Blockwork
- Brick and block supply
- Mortar and sand
- Wall ties and cavity
- Lintels
- Damp-proof course
- Weep holes and vents
- Brick cleaning

5. Carpentry & Framing

- Wall frames (supply and erect)
- Roof trusses / rafters
- Floor framing, joists and bearers
- Subfloor (posts, stumps, ant caps)
- Structural timber / LVL / steel beams
- Sheet or panel flooring
- Fascia and barge
- External cladding fix
- Window and external door install
- Internal door hanging
- Architraves, skirting and trims
- Hardware fixing

6. Roofing

- Roof covering (tile / metal / Colorbond)
- Sarking / insulation blanket
- Roof battens
- Ridge, hip and valley
- Flashings
- Gutters and downpipes
- Box gutters and sumps
- Roof penetrations and ventilators
- Edge protection / safety

7. Windows & External Doors

- Window supply (aluminium / timber)
- Glazing to energy (BASIX) requirements
- External door supply
- Flashing and sealing
- Hardware and locks
- Flyscreens
- Garage door

8. Plumbing & Drainage

- Sewer drainage and connection
- Stormwater drainage / detention (OSD)
- Water service and connection
- Hot water unit
- Tapware and fixtures
- Sanitary fixtures (WC, basins, baths)
- Gas rough-in and connection
- Rainwater tank (BASIX)
- Roof plumbing coordination

9. Electrical & Data

- Mains and switchboard
- Rough-in and cabling
- Power points and switches
- Lighting and fittings
- Hardwired smoke alarms
- Exhaust fans
- Data / TV / NBN
- Solar PV allowance
- Meter and authority connection

10. HVAC / Mechanical

- Split or ducted air-conditioning
- Ductwork
- Ventilation
- Exhaust ducting
- Electrical coordination

11. Insulation

- Wall batts
- Ceiling batts
- Acoustic insulation
- Subfloor / underfloor
- Compliance with BASIX / NCC

12. Plastering & Internal Linings

- Plasterboard supply and fix
- Cornice
- Wet-area sheeting (villaboard / fibre cement)
- Set and finish
- Access panels
- Bulkheads

13. Waterproofing

- Wet-area membranes (showers, bathrooms, laundry)
- Balcony / deck membranes
- Planter and retaining tanking
- Compliance (AS 3740)
- Inspection / certification

14. Tiling

- Floor tiling
- Wall tiling
- Tile supply
- Screeds and falls
- Waterproofing coordination
- Grout and sealing
- Trims and edges

15. Cabinetry & Joinery

- Kitchen cabinets
- Benchtops (stone / laminate)
- Vanities
- Wardrobes and robes
- Laundry joinery
- Splashbacks
- Appliances (PC allowance)
- Handles and hardware

16. Painting & Decorating

- Surface preparation
- Internal walls and ceilings
- Doors and trims
- External painting
- Special finishes
- Primer and number of coats

17. Floor Finishes

- Timber / engineered flooring
- Carpet
- Vinyl / laminate
- Floor preparation and levelling
- Transitions and trims

18. External Works & Landscaping

- Driveway and paths
- Fencing and gates
- Decking / pergola
- Letterbox and clothesline (BASIX)
- Turf and planting
- Retaining walls
- Stormwater to legal point of discharge

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