Bespoke CLADDING AND RENDER

BUILDER SPECIFICATION CHECKLIST

What we need, and what you get back.

A package quote for substrate, render and paint is only as good as the information it is built on. This checklist lists what to send with the plans, what the quote will contain, and the documents we hand over at each stage of the job so the certifier has everything on the day of inspection.

1. Send with the plans

- Architectural set: site plan, floor plans, all elevations, sections, window and door schedule.
- Facade schedule or external finishes schedule, with the render type and colour per elevation if already chosen.
- Wind classification for the lot (N1 to N5, or C1 to C4) from the engineer or the estate's wind report.
- Bushfire attack level if the lot is in a bushfire overlay, with the BAL assessment.
- Energy report, or the total wall R-value the facade must achieve.
- Boundary setbacks for each elevation, so fire-separation walls can be identified.
- Frame type (timber or steel) and stud spacing.
- Preferred system or coating supplier, if the project is already tied to one.
- Programme: expected frame and window completion dates, and the number of lots in the release.

2. What the package quote contains

- Take-off by render type for every elevation, as a bill of quantities you can audit against the facade schedule.
- The system quoted, with its CodeMark certificate number and the reason it was chosen for the lot.
- System options where the site allows a choice, priced separately.
- Render build-up: basecoat thickness, mesh, texture and topcoat, with the BAL build-up where applicable.
- Paint schedule: surfaces, products, number of coats and the LRV check on the nominated colours.
- Exclusions and assumptions stated plainly, including anything the certifier is likely to ask for.
- Programme: durations for board, render and paint, and the cure windows between them.

3. Documents at each stage

Stage	Document	Purpose
With the quote	Current CodeMark certificate for the system	Confirms NCC scope, classes, wind and bushfire limits
Before board	Fixing schedule for the lot's wind class; SWMS; silica risk control plan	Screw spacing, edge zones, batten or direct fix; site safety

Stage	Document	Purpose
At board complete	Installation checklist, signed; photographs of every elevation	Manufacturer's checklist as required by the certificate conditions
At render complete	Render build-up record; photographs	Basecoat thickness, mesh laps, control joints, texture, topcoat, colour LRV
At completion	Certificate of installation lodged with the manufacturer	Triggers the system warranty
With final claim	Warranty registration; maintenance guide; evidence pack	Passed to your client with the handover pack

4. Site readiness before the crew arrives

- Frame complete, square and plumb within the manufacturer's tolerance (3 to 4 mm over 2 m), bracing packed flush.
- Windows, doors and head flashings installed; window reveals set to suit the board and batten thickness.
- Back-blocking and noggings in place for downpipes, lights, meter boxes and any wall-mounted fixtures.
- Damp-proof course and termite management installed; slab rebate or ground clearance to suit the system.
- Wrap installed to AS 4200.1 if by others, or left to us.
- Scaffold or access agreed; power and water available.

5. Multi-lot extras

- Lot schedule with stage numbers and frame dates, updated fortnightly.
- One substrate system per estate wherever the certifier allows it, so fixing schedules and coating stacks stay consistent.
- Progress claims mapped to lot numbers and stages, with photographs.
- Certificates of installation and warranty registrations per lot, delivered as a single evidence pack at practical completion.