Wilson Homes & Wilson Multi
Policy Overview

6.0 Carpentry Scope of Works

6.0
Revision #02
Effective: Feb 2026

SCOPE OF WORKS

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6.0A Policy Overview & Purpose.

The purpose of this specification document is to clearly set out the quality standards and requirements of Carpenters working for Wilson Homes and Wilson Multi.

The information contained within the Specification is for the benefit of all Carpenters. The information is to provide Carpenters' guidance and clarification for carpentry works required based on rates paid by the business.

This ensures all homes are finished to a consistently high standard.

Use this Carpentry Scope to understand the Wilson Homes Scope of Works for all framing, sisilation, lock up, external cladding, fixing & final fit.

6.0B Access & Hours

Site Access:

Access to dwellings is provided by Wilson Homes standard builder's key.
Ensure site is secure prior to leaving, including closure of site builders' fence if you are the last trade onsite.

Site Working Hours:

The site working hours are directed by local Councils and may vary across Tasmania.

All trades must adhere to the working timeframes set out by Local Council. If in doubt seek clarification with the Site Supervisor or Area Manager.

6.0C WH&S

WH&S Requirements

All Contractors are to be WHS Compliant. Compliance is to be undertaken annually, which generally aligns to the Contractors Insurances.

All WHS Compliancy requirements is directed through the WH&S Manager.

NOTE: Refer to Standard Operating Procedures- Carpenters- Annexure A.

1.0 Material Requirements

1.0 Carpentry Supplier/ Carpenter & Wilson Homes Materials Requirements

1.0.1 Framing Material General Requirements

1. Wall framing is to 90x35 MGP10 Framing Pine unless construction requirements, design criteria or engineers' specifications nominate otherwise.

2. Merchant Pine is not permitted to structural wall framing

3. Stud spacing is 450mm apart

4. Provide continuous stud support, extending to the slab/footing for all frame point loads

5. Provide MGP10 pine for temporary wall bracing extra to timber required for all nogging (Merchant Pine not to be provided)

6. Provide 70 x 35 MGP10 for all Noggins. 90 x 35 MGP10 pine for all ceiling trimming.

7. Provide 2 x rows of noggins for wall frames 2.7m and above.

8. Provide 70 x 35 MGP10 pine for intermediate noggins for sheet cladding battens- Refer W001 sheet cladding detail
9. Provide all framing materials to site as directed by Site Team.

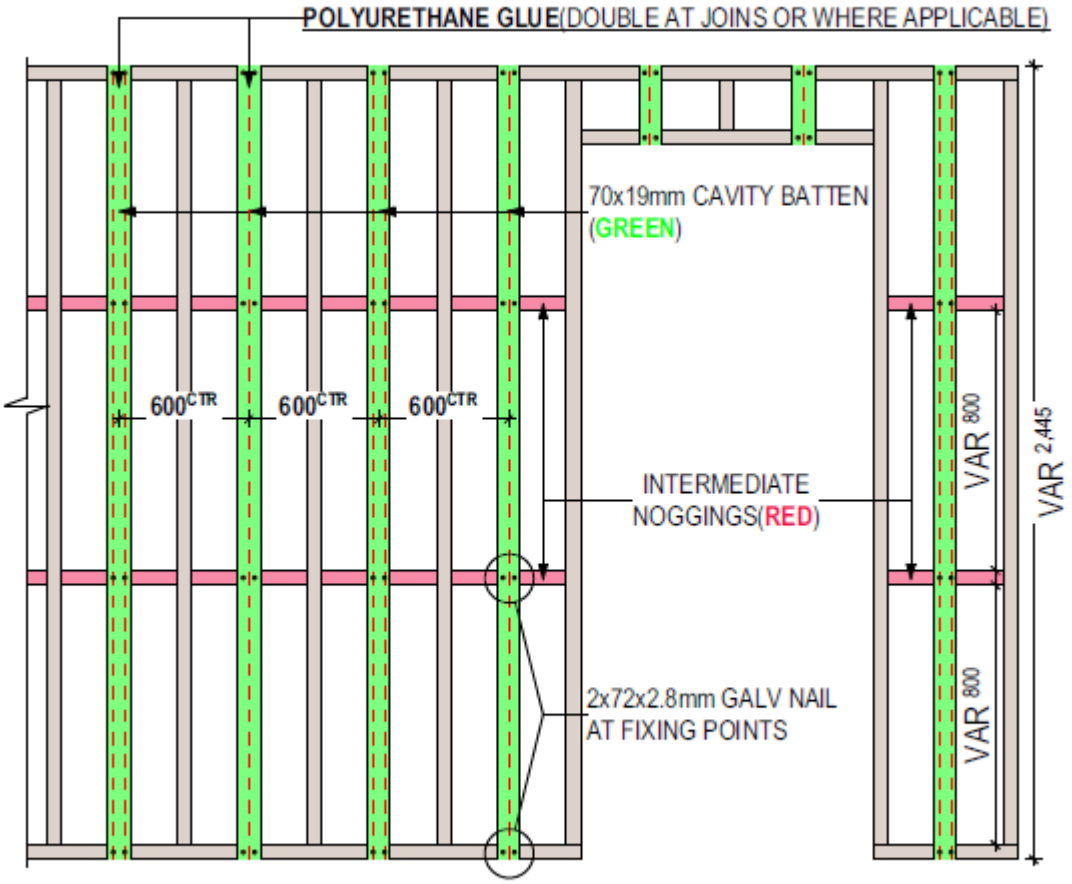
10. Intermediate Wall Noggins for External Sheet Cladding

(Nominal 9mm Sheet Cladding Profiles- Axon/ Easy lap/ Fine Texture Cladding/ Hardie Flex Sheet)

Refer to W-001 Sheet Cladding details. Intermediate noggins required for batten fixing.

Cavity Trim Installed Off Stud- Noggin Spacing

2400mm High Wall 2 x Rows Noggins (3 Spaces) = 800mm
2550mm High Wall 3 x Rows Noggins (4 spaces) = 600mm
2700mm High Wall 3 x Rows Noggins (4 Spaces) = 675mm
3000mm High Wall 4 x Rows Noggins (5 Spaces = 600mm



INTERMEDIATE NOGGINGS AND CAVITY BATTENS
(WALL WRAP NOT SHOWN)
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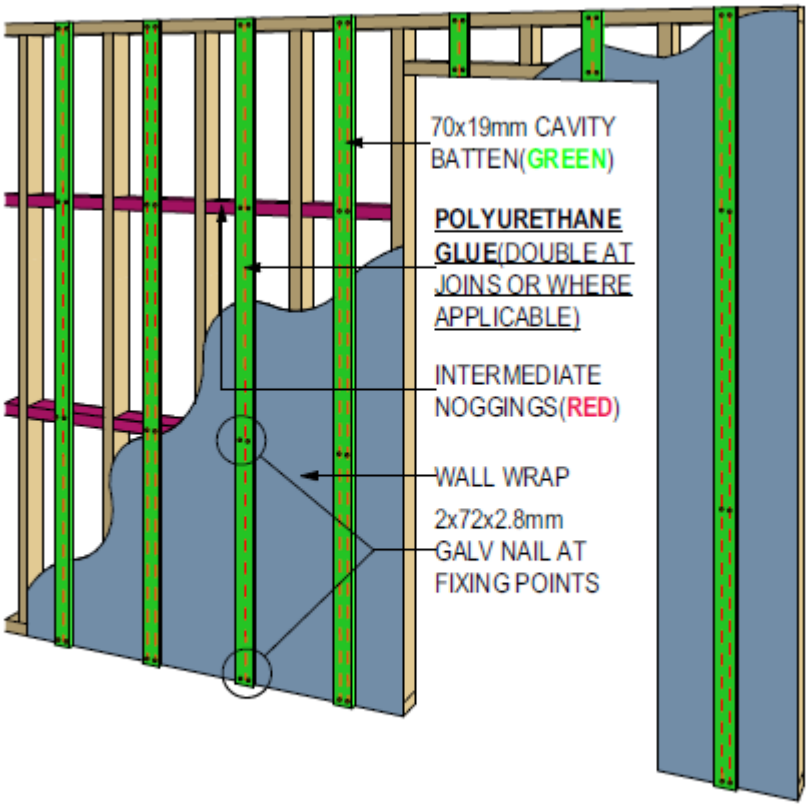


INTERMEDIATE NOGGINGS AND CAVITY BATTENS
(WALL WRAP SHOWN)

1.0.2 Framing Supplier Based Materials

The nominated frame and truss supplier is to provide the following materials:

1. Bearers, joists, flooring, glue, framing, lintels and trusses
2. All lintels and framing for the bulkhead indicated on the plans
3. All timber for the internal walls that extend into raised ceilings, from wall height to the finished truss or rafter height.
4. All timber for the bath hob and shower recess
5. Timber lintel above a large span shower Niche.
6. All timber for the intermediate noggins to the external sheet cladding
7. Provide 3600x800x19 yellow tongue flooring for the noggin Ing canopy rangehoods, internal stair voids/ handrails and panel lift door block outs.
8. Plywood bracing as per the engineering. Strap bracing and tensioners by Wilson Homes.
9. Truss tie downs and brackets
10. Garage timber lintel to be supplied by the frame and truss supplier
11. Roof battens and valley boards supply requirements listed below
12. Framing materials for box gutters are to be provided by the nominated supplier
13. Framing materials for box gutters are to be provided.
    13a. Provide Green Tonged Moisture Resistant 3600 x 900 x 19mm Particle Board Flooring
    13b. 90 x 35 MGP10 Support Framing.
14. NOTE: BAL 29- Fascia Brackets are to be installed at 450mm centres- Install additional intermediate jack rafter between main rafters at 450mm centres. Jack Rafter to be supported by fixing to green battens.

1.0.3 Sub Floor & First Floor Framing

1. Floor Bearers & Joist
2. Floor joists of Floor Trusses shall be as per Engineering Documents.
3. NOTE: Amended Feb 2026: If floor trusses are nominated on Working Drawings/ Engineering, floor trusses must be minimum ~~360mm~~ 412mm in depth.
4. Cantilevered Joist- Provide Solid LVL Trimmer to end of cantilevered joists.
5. Structural timber beams and stair trimmers are to be solid (F17 or LVL etc)
6. NOTE: Solid infills to match depth of joist (wherever possible)
7. Provide all end and intermediate blocking to floor joist. Show intermediate blocking on marked up plans provided.
8. Provide timber for wet are set downs as nominated below
9. Provide floor framing layout plan.

1.0.4 Wall Frames

1. External frame heights to be carried out as per heights detailed on the working drawings
2. Typical external frame heights: (Subject to Supplier & Engineering Details)
3. Stud sizes are typically to be supplied to the following sizes:

2400mm High Walls- 2350mm Studs
~~(2350mm + 70mm Plates + 25mm Ribbon Plate= 2445mm Wall Height)~~
(2350mm + 70mm Plates + 35mm Ribbon Plate= 2455mm Wall Height)
2429mm Finished Ceiling Height (16mm Furring Channel/ 10mm Plaster)

2550mm High Walls- 2500mm Studs
~~(2500mm + 70mm Plates + 25mm Ribbon Plate= 2595mm Wall Height)~~
(2500mm + 70mm Plates + 35mm Ribbon Plate= 2605mm Wall Height)
2579mm Finished Ceiling Height (16mm Furring Channel/ 10mm Plaster)

2700mm High Walls- 2630mm Studs
~~(2630mm + 70mm Plates + 25mm Ribbon Plate= 2725mm Wall Height)~~
(2630mm + 70mm Plates + 35mm Ribbon Plate= 2735mm Wall Height)
2709mm Finished Ceiling Height (16mm Furring Channel/ 10mm Plaster)

1.0.5 Tiled Shower Bases (Single Res & Multi)

1. Tiled Shower Bases are to be set down to allow for screeding and wet area requirements
2. Provide floor framing to accommodate shower base set down only
3. Provide details floor framing layout plan

1.0.6 Developments Requiring Full Floor Set Downs- Bath- Ensuite Set downs

1. Bath- Ensuite- Complete floor area is to be set down as nominated by Wilson Homes/ Multi in Quote Request.
2. Provide floor framing to accommodate full set down.
3. Provide details floor framing layout plan

1.0.7 Single Residential- Wet Area Flooring

1. Yellow tongue sheet flooring not required to Bath/ Ensuite
2. James Hardie 19mm Scyon Secure Interior Flooring is supplied by Wilson Homes.
3. Wet Areas- Bath, Ensuites, Powder Rooms, Toilets etc

1.0.8 Multi Residential- Wet Area Flooring

1. Yellow tongue sheet flooring is required.
2. 6mm cement sheet underlay by Wilson Homes

1.0.9 External Balconies, Alfresco & Decks

1. Provide materials for balconies, alfresco or decks as nominated on the working drawings
2. James Hardie Scyon Secure Interior Flooring is supplied by Wilson Homes.

1.0.10 Sheet Flooring

1. Sheet Flooring shall be 19mm yellow tongue unless otherwise specified, except for wet areas, balconies, verandas or the like which will be materials supplied by Wilson Homes
2. Nominated: 3600 x 800 x 19 Yellow Tongue Flooring
3. **NOTE:** Sheet flooring glue will be provided by Supplier (Ramset Safe T Bond)

1.0.11 Trusses

1. Provide roof trusses as per architectural and structural layout at manufactures design
2. Provide truss design layout plan prior to onsite installation
3. Provide all speed brace, bracing strap and tie downs, supporting brackets and fastenings
4. Skillion or Gable Ends- Provide 90 x 35 MGP10 Outriggers
5. BAL 29- Provide additional intermediate jack rafters at 450mm centres for fascia bracket support
6. Provide roof truss and lintel design certification

1.0.12 Roof Batten Materials- Single Res or Multi-

Roof Battens Material Supply for Single Res & Multi- Allowed by Supplier/ Quoted

1. Roof Battens to be supplied by Wall & Truss Supplier (Intermediate battens to be included)
   Options Include:
2. 75 x 38 Green Hardwood Roof Battens (3.6 to 5.4lm Lengths +-) @900mm Centres
3. 65x32 Muscle Beam Intermediate Roof Battens @900mm Centres (or 75 x 38 Green Batten) (or MGP12 70 x 35 Battens)
4. 200x25mm Tas Oak Valley Boards
5. Provide green battens to each side of hips

1.0.13 Hardware Supplied by Wilson Homes (Single & Multi)

1. Front Entry Posts- Steel/ Mey pine/ Spotted Gum
2. DPC- Damp Proof Course
3. Sealants & Tapes
4. Frame Joining Plates- PRYDA NAILPLATE KNUCKLE 67X127MM
5. Tie Down Bolts- M10x120mm THRU BOLT ZINC INC Washer 38x38x3
6. Brick Ties- TIE BRICK FACE FIX M/DUTY BX 150 GALV (WITH SCREW FIXINGS)
7. Brace Strapping- BRACE STRAP 30MM X 0.8MM X 30M
8. Brace Tensioners- TENSIONER BRACE VUESMART PK6
9. Metal strap cross brace in accordance with AS1684.2, 2010 Table 18.8 (d)
10. Tensioner Nails- PRYDA NAILS 35x3.15MM GALV
11. Batten & Wall Frame Screws- SCREW BATTEN IHX ZA 14-10-X100
12. Brick & Weeper Vents
13. Subfloor Kingspan Insulation- INSULATION AIR-CELL PERMIFLOOR
14. Threaded rod, angle brackets coach screws and the drop in anchors
15. Chemset
16. Aftex MDF Adhesive 250ml
17. Stud Adhesive for Cement Sheet Underlay

1.0.14 Window Fixings- Supplied by Wilson Homes

1. NAIL BH GALV 65x2.8 500G
2. Screw Chip CSK PHL RH 8Gx65mm PK 50
3. 6097521 WINDOW PACKER MIXED 45MM BX100

1.0.15 Carpenter Provided Materials

All fastenings for general framing are to be provided by Carpenter. General requirements:

2 Framing & Sheet Flooring Nails- 70 x 35 Collated Framing Nails- Bright Steel (Moderate Areas)
3 Framing & Sheet Flooring Nails- 70 x 35 Collated Framing Nails- Galvanised (Severe Areas)
4 NOTE: Flooring Glue to be Provided by Wall/ Truss Supplier
5 Cement Sheet Underlay- 25 x 2.5mm Fibre Cement Nails
6 External Cladding Nails- Refer 1.0.16 Below
7 Fit Out/ Fixing - Provide all brads and screw fixings for fitting out/ fixing or soffits
8 Spaghetti for fixings into masonry

1.0.16 External Cladding Details & Fixings

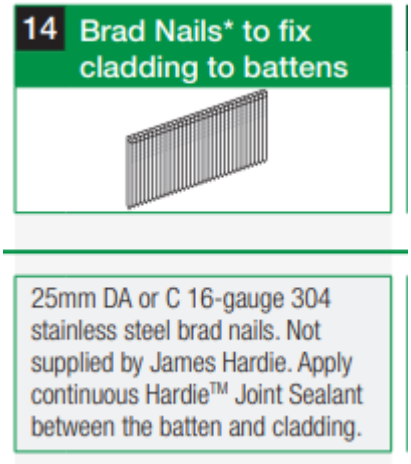
All fastenings for external cladding as outlined to be provided by Carpenter

W001: Nominal 9mm Sheet Cladding Profiles- Axon/ Easy lap/ Fine Texture Cladding/ Hardie Flex Sheet

NOTE: Prime line 9mm Weatherboards- Chamfer & Heritage weatherboards are installed on flat surface and will work on W001.

- **Cavity Batten Nails:** NAIL A34 FRAMING -75X3.10 HDG
- **Cladding Nails:** As nominated by James Hardie Manual for 70x19 Cavity Batten Construction

Fixing to Cavity Batten- Axon Cladding
Axon Cladding Nails: 3303625 NAIL FINISHING BRAD PASLODE C25 S/S BX2000
25mm DA or C16- gauge 304 stainless steel brad nails
Apply continuous Hardie Joint Sealant between batten and cladding



Fixing to Cavity Batten- Prime line 9mm Weatherboards (Heritage/ Chamfer/ Newport)
Cladding Nails: TBA- Confirm Ben Lau (65x2.87 Galvanised Ring Shank Nail)

W002: Nominal 14mm Cladding Profiles- Oblique/ Stria

Oblique/ Stria- Horizontal Orientation (70 x 19 James Hardie Cavity Batten)
Cavity Batten Nails:3330966 NAIL A34 FRAMING -75X3.10 HDG
Cladding Nails: TBA- Confirm Ben Lau (65x2.87 Galvanised Ring Shank Nail)

Oblique/ Stria- Vertical Orientation (70 x 35 Castellated Batten)
Cavity Batten Nails: 3330966 NAIL A34 FRAMING -75X3.10 HDG 3000
Cladding Nails: TBA- Confirm Ben Lau (65x2.87 Galvanised Ring Shank Nail)

W003: Weatherboard Profiles- Prime line Newport, Hardie plank- Smooth/ Woodgrain, Linea Weatherboards

Cladding Nails: As nominated by James Hardie Manual for 70x19 or 70 x 35 Structural Cavity Batten Construction

Linea Weatherboards (70 x 19 James Hardie Cavity Batten)
Cavity Batten Nails: NAIL A34 FRAMING -75X3.10 HDG
Cladding Nails: 6235881 PASLODE NAILS COIL 0 DEG HDG 32X2.7MM 6235881
NOTE: James Hardie Technical Team- Linea Weatherboards fixed with nail gun alternatives
Paslode 32 x 2.7mm Coil Nail (Galvanised) or
Airco 45 x 2.5mm RS Coil Nail (Galvanised)

W004: Spotted Gum Cladding

Cavity Batten Nails: NAIL A34 FRAMING -75X3.10 HDG
Cladding Nails: Galvanised or Stainless-Steel Nail suitable for fastening

1.0.17 Decking Bolts & Fasteners

- Wilson Homes to provide the following materials for decking
- Bolts/ Dynabolts/ Threaded Rod for deck construction as per engineering
- 14G x 100mm GAL Batten Screws
- 5/16 14G x 25mm Screws (Joist Hanger Connections)
- 65mm x 10G Square Guage Stainless Steel Screws for Deck Connection
- **NOTE:** Steel posts or powder coated handrails will be undertaken by nominated contractors

1.0.18 Temporary Power and Fuel for Carpenter Related Activities

Carpenter is to provide all means of power or equipment for the carpentry related tasks up to fit out.

2.0 General Framing Requirements

2.0.1 Subfloor and First Floor Bearers and Joists or Floor Trusses

1. Bearers and floor joists shall be as per engineering
2. Point loads are to be continuous within wall frame to lower bearers and joists. Point loads are evident in engineering or layouts provided by flooring and truss supplier Bearers or structural steel elements shall be level, flush and true
3. **NOTE:** Is scaffold required?
4. Set out joists to suit chipboard flooring or James Hardie Secure Interior Flooring. Note Secure Flooring may need to be cut down to suit chipboard flooring
5. Review and set out all plumbing penetrations for toilet, showers or vanities etc
6. Install bearers and joists
7. Install tie downs, strapping or bracing as per engineering
8. Wet areas to be set down in accordance with documents. If unclear see site supervisor
9. **NOTE:** Hold point. Does Plumber need to install plumbing- drainage pipes prior to installing Kingspan permifloor and flooring

2.0.2 Installation of Kingspan Permifloor

1. Install Kingspan permifoor to bearers and joist in subfloor area only.
2. **NOTE:** Aircel Permifloor insulation (or equivalent) to all enclosed subfloors (where open to the ground) S&I by Wilson Homes

3. **Note:** Insulation requirements by others

   R2.0 to external walls and internal walls separating garage and main dwelling
   R4.1 to internal ceilings
   If there is a habitable room above garage, carport, porch, alfresco etc. allow R2.0 to ceilings:
   R2.0 bulk insulation (or equivalent) to all enclosed timber floors (within the floor structure/ habitable above or walls adjacent to subfloor)
   above a garage or where adjacent to outside (i.e. above a porch, garage, carport, alfresco or where there is a cantilevered section of flooring).
   NEW- R2.0 Bulk Insulation required to square Velux skylight plasterboard shafts
   R2.0 bulk insulation (or equivalent) to all unenclosed subfloors (i.e. where a house is on posts - normally lined with 4.5mm or 6mm FC sheet).

2.0.3 Sheet Flooring

1. Sheet flooring shall be 19mm yellow tongue flooring, unless otherwise specified, except balconies and wet areas which will have James Hardie Secure flooring for Single Res developments.
2. Sheet flooring glue will be Ramset Timber & Floor Adhesive. All sheet flooring shall be installed in accordance with manufacturers specifications
3. Secure floor is to span past all wall joints to wet areas
4. Flooring is to be secured with 70 x 2.8mm D nails provided by Carpenter
5. Wilson Multi will install 6mm cement sheet underlay over chipboard flooring to wet areas
6. NOTE: Refer to material requirements for additional information

2.0.4 Wall Frames Set Out

1. Set out the frame as per the plans/engineering ensuring there is no excessive overhang of the bottom plate (25mm or less). Excessive overhangs see Site Supervisor
2. Walls with external cladding. If wall is set back in from slab edge, see Site Supervisor to have concrete edge cut back
3. Set out all windows ensuring that all windows work to brick sizes or align with bricks on brick base or lower level of frame (please make sure all wc's bathrooms and kitchens work windows centre to room. Note: May not work brick gauge)
4. Fixings and bracing shall be installed in accordance with engineering and latest A/S. Ensure tie down fixings are withing 100mm of load bearing studs and bracing
5. Consider setting out truss layout to top wall plates. Site Supervisor to provide truss layout by manufacture.
6. Point loads are to be continuous within wall frame to lower bearers and joists. Point loads are evident in engineering or layouts provided by flooring and truss supplier
7. Consider all niches and studs to take shower screens, robes and general fixings points throughout Double storey- set out from stair well void opening.
8. If wall height is greater than 2700mm additional row of noggins is required so the spacing doesn't exceed 1350mm.
9. Consider intermediate noggins for external sheet cladding details.

Cavity Trim Installed Off Stud- Noggin Spacing

2400mm High Wall	2 x Rows Noggins	(3 Spaces) = 800mm
25500mm High Wall	3 x Rows Noggins	(4 spaces) = 600mm
2700mm High Wall	3 x Rows Noggins	(4 Spaces) = 675mm
3000mm High Wall	4 x Rows Noggins	(5 Spaces = 600mm

10. Contact Site Supervisor for any issues that arise from set out. Do not proceed if issues are evident from set out.

2.0.5 Wall Frames

1. External frame heights to be carried out as per heights detailed on the working drawings
2. Typical external frame heights: (Subject to Supplier & Engineering Details)

   2a. Stud sizes are typically to be supplied to the following sizes:
   2b. 2400mm High Walls- 2350mm Studs
   2c. (2350mm + 70mm Plates + 25mm Ribbon Plate= 2445mm Wall Height)
   (2350mm + 70mm Plates + 35mm Ribbon Plate= 2455mm Wall Height)
   2429mm Finished Ceiling Height (16mm Furring Channel/ 10mm Plaster)

   2d. 2550mm High Walls- 2500mm Studs
   2e. (2500mm + 70mm Plates + 25mm Ribbon Plate= 2595mm Wall Height)
   (2500mm + 70mm Plates + 35mm Ribbon Plate= 2605mm Wall Height)
   2579mm Finished Ceiling Height (16mm Furring Channel/ 10mm Plaster)

   2f. 2700mm High Walls- 2630mm Studs
   2g. (2650mm + 70mm Plates + 25mm Ribbon Plate= 2745mm Wall Height)
   (2630mm + 70mm Plates + 35mm Ribbon Plate= 2735mm Wall Height)
   2709mm Finished Ceiling Height (16mm Furring Channel/ 10mm Plaster)

3. Window/ Door Openings
4. Window head heights below are based on a 23° roof line allowing the soffit to finish top of window unless noted on working drawings:

   4a. 2445mm Wall Height- 2105mm Window Height
   4b. 2595m Wall Height- 2250mm Window Height
   4c. 2745 Wall Height- 2105mm Window Height
   4d. NOTE: Refer to W-BRIC-001 Unless otherwise noted)

5. All window/ door openings shall be reference against Wilson Homes working drawings.
6. Window/ Door openings shall be as per manufacture catalogue sizes or as per sizes detailed.
7. Window/ doors shall be located to suit dimensioned working drawings and brick bond.
8. Polymarble shower bases are to be recess into the framework in accordance with manufacturers recommendations.

2.0.6 Roof Trusses

1. Roof truss layout to be provided by Truss manufacturer
2. Check ribbon plate heights with laser level/ dumpy. Pack and wedge within 5mm.
3. Set out top wall plates from truss layout provided.
4. Area Manager- Site Supervisor to provide truss layout to Estimator to upload into Companion
5. If top plate is higher than 2.9/3.0m from ground level, contact site supervisor for scaffold install. DO NOT START WORK!
6. Commence truss install from hip ends.
7. Install trusses plumb and straight

NOTE: BAL 29- Fascia Brackets are to be installed at 450mm centres- Install additional intermediate jack rafter between main rafters at 450mm centres. Jack Rafter to be supported by fixing to green battens.

8. Consider high load brackets/ truss boot screws to trusses bolted and fixed correctly
9. Install valley trusses plumb and straight by use of sheer blocking/ and or triple grips
10. Install bottom cord binders
11. Install cyclone ties and speed brace prior to installing battens or valley boards
12. **NOTE:** Speed brace installed as per layout, with proper connection to external top plates wrapping under.
13. Install battens and valley boards
14. Battens are to span three or more trusses
15. Fixing of battens/ valley boards is to be off centre and staggered when nailing and batten screwing
16. Hip battens are to be 70mm from the hip line each side
17. Install battens against valley boards. Connecting battens to be screwed for connection
18. Battens are to be installed at 900mm centres. Intermediate battens installed at 450mm centres for fall protection. Stagger batten joints.
19. Start the battens 70mm from the truss tail and 70mm down from the ridge/hipline line. Evenly space the battens.
20. Double check battens and valley boards have been screwed
21. Install all ties downs, triple grips and L brackets in accordance with truss layout/ manufacturers guidelines.

2.0.7 Box Gutter Framing

1. Work out fall required to box gutter <CONFIRM 1:100>
2. Install 90x 35 MGP10 support framing for 19mm plywood support

2.0.8 Standard Wall Framing Practices

1. **Wall Framing Bracing**

   Install sheet bracing as per manufacturers guidelines/ wind classification as described on the working drawings

   Install hoop iron strap bracing installed with correct (PRYDA 35mm x 3.15mm) Nails. Strap is to go around anchor points. Strap is to be tensioned and fastened (2 nails per stud)

   NOTE: Hoop Iron diagonal bracing is to be 1800mm to 2700mm horizontally (+-)

   Note: All bracing is to have a fixing through the slab/floor within 100mm of the end of the sheet bracing/strap bracing. Fixings are to be 120mm x 12mm Thru Bolt with 50mm x 50mm square washer or 100mm x 14G batten screw

   True bolts or batten screw fixings are to be spaced as per the engineering as provided on the working drawings

   Gang plates are to be installed at every top plate intersection.

2. **General Wall Noggins**

   If wall height is greater than 2700mm additional row of noggins is required so the spacing doesn't exceed 1350mm.

   Consider intermediate noggins for external sheet cladding details.

   New- LHA Noggin Requirements will be documented on Architectural working Drawings

   New- Internal Abel wood Cladding over plaster. Install 12mm plywood to wall frame prior to plaster

3. **Intermediate Wall Noggins for External Sheet Cladding**

   Refer to W-001 Sheet Cladding details. Intermediate noggins required for batten fixing.

4. **Cavity Trim Installed Off Stud- Noggin Spacing**

2400mm High Wall	2 x Rows Noggins	(3 Spaces) = 800mm
25500mm High Wall	3 x Rows Noggins	(4 spaces) = 600mm
2700mm High Wall	3 x Rows Noggins	(4 Spaces) = 675mm
3000mm High Wall	4 x Rows Noggins	(5 Spaces = 600mm

5. **Shower Shelves -1200mm High**
   Shower Shelves- Frame additional wall to front of shower wall as nominated on working drawings. Wall frame height to be nominal 1200mm high.
   NOTE: Additional noggins required at internal shower wall junction (1200mm) to provide plaster support

6. **Shower Niches- Shampoo Recess Size**
   Niches- shampoo recess is to be 1200mm from the FFL to align to the shower shelve
   Small Frame Size- 548mm Wide x 446mm High
   Medium Frame Size- 878mm Wide x 446mm High
   Large Frame Size- 1578mm Wide x 446mm High
   NOTE: Niches- Shampoo Recess on external walls require chipboard flooring to the rear of the wall prior to sisilation install

7. **Install Bath Hob**
   Frame bath hob in accordance with W-Weta- BTHHB01 Detail provided by Wilson Homes (Trade Portal)
   NOTE: Additional noggins required at internal bath junction to provide plaster support

8. **Install Polymarble Shower Bases**

   Confirm shower base details with Site Supervisor
   Recess frame work for polymarble shower base as per manufacturers guidelines
   NOTE: If glue or additional material is required please contact site supervisor

9. **Framing Bulk Heads**

   Frame bulk heads in accordance with W-FRAM- BULK001
   No bulk head is supported of the trusses.
   NOTE: W-FRAME -BULK-001

10. **Plaster Trimming**

    Install ceiling trimmers for fastening of furring channel. Ceiling trimmer to be installed no less than 150mm from adjacent walls

    Install noggins to all junctions wall and ceiling were plaster spans more than 300mm top and bottom of sheet

11. **Wall Hung Wall Vanities**

    Install noggins for wall hung vanities as shown on working drawings
    Install vanities in accordance with W-VANI-001 (Vanities)

12. Framing to Gable End

Framing to gable ends ready to take cavity battens in accordance with cladding details- W-001 to W-004.

1. (Note) site supervisor cannot organise scaffold install gable ends only until the gable trusses are installed.
2. Installing at this stage would cause a live edge fall into the frame.
3. Supervisor should discuss with the trade when the scaffold should be installed in between trusses and batten installation.
4. Laminate pine plate (brace) against the perimeter walls (gable ends)
5. This plate (brace) should extend passed the walls to the same height as the

6. Install 90mm blocking to the pine plate (brace)

7. Stand first gable truss against the plate/blocking (this should be on the inside of the perimeter wall (90mm in from the outside of the gable end frame) fasten in place to the temporary brace as well as to the ribbon plate

8. At this stage the Gable ends should be getting the scaffold installed (gable ends only)

9. Stand the rest of the trusses

10. Add any additional required blocking and strapping

11. Prior to installing roof battens ensure gable end scaffold is installed

12. Commence battens from the bottom up (installing fall protection as you go)

13. The first two battens are meant to be done from the ground as per A/S standards and work safety (requiring a ladder)

14. Battens cannot single span and need to span over 2 or more trusses

15. Ensure battens have enough overhang on the gable ends allowing for the required soffit or gable wall overhang (frame and plan dependent) if unsure ask site supervisor

16. Complete battens and fasten down with bugle screws

17. Add the required 90x35 pine blocking (guns) to the underside of the gable battens for facia support and fixing

18. **NOTE:** BAL 29 requires additional trimmers for fascia bracket at 450mm centres

19. Frame gable ends to suit cladding in accordance with Wilson Homes Cladding Details 001 to 004.

13. Framing for Alfresco Plaster Sheeting (Single Res Developments)

Framing of 90 x 35 MGP10 timber battens installed @450mm centres to Alfresco Roof for install of wet are plasterboard by plastering contractor.

NOTE: Keep trimming back 150mm minimum from frame if brickwork is not complete to allow plaster to be fixed

14. Noggins to Garage Ceilings/ Carports for Panel Lift Doors

Install noggins to garage ceiling or carport roofs for panel lift doors

15. Framing of Velux Skylights

Velux skylight to be installed by Roofing contactor
Review Velux manufacturers installation instructions and frame skylight shaft
Framing needs to incorporate insulation batts by plasterer
NOTE: If Scaffold is required contact Site Supervisor

16. Framing of Manhole

Manholes will be nominated on working drawings
Install framing to bottom truss cords for future manhole install

3.0 Sisilation- Single & Multi

3.0.1Sisilation- Single Residential & Multi Residential- Proctor wrap

1. DPC to be incorporated in window manufacture
2. Materials for Installation including DPC supplied by Wilson Homes
3. Proctor Wrap RW-IT Sisilation with Proctor wrap High Tack Tape to be provided
4. Carpenter to tape DPC installed on windows to sisilation
5. Bricklayer to install separate DPC below and above window sill having weep holes
6. Install dampcourse/flashing need to be placed appropriately to drain the water to the external face of the bricks
7. DPC to be installed at bottom plate, below window and above window
8. Coordinate lower DPC install with Supervisor/ Area Manager for bricklaying contractor
9. Start wrap so that it goes passed the bottom plate as per manufactures specs
10. Wrap needs to be fixed taught at 150mm centres top and bottom, fixing to be a maximum 50mm from each end and fixings to be no less then 300mm throughout
11. **NOTE:** (in windy areas it is recommended to use 20mm strips of Masonite fixed to studs to hold the wrap in place) other wise please ensure adequate fixings to prevent it blowing of.
12. Overlaps are not to be any less than 150mm unless taped using the Proctor Tape
13. Penetrations such as pipes need to be weather proofed using ENVIROSEAL PROCTOR-WRAP HIGHTACK TAPE (in difficult or shaped areas use a combination of Proctor tape and mastic sealant to cover over the penetration and junction openings
14. **NOTE:** In difficult or shaped areas use a combination of Proctor tape and mastic sealant to cover over the penetration and junction openings

4.0 Carpenter Close Up

4.0.1 Unload Windows- Single Res & Multi

1. Unload windows by Glazing Supplier

4.0.2 Window Install – First & Second Storey NEW

1. Level window heads with dumpy level/ laser level
2. Level windows in accordance with W-FLAS- WIND01 unless otherwise nominated
3. Window fixings are 65mmx2.8 bullet head galvanised supplied by Wilson Homes
4. Door fixings are 65mm x 8G galvanised screws supplied by Wilson Homes
5. Carpenter to install windows plumb and level
6. Install all windows packing them on the bottom reveal
7. Pack and screw all doors including the handle location
8. Windows are to be packed to be level and plumb
9. All windows are to be the same height throughout the house unless a specific height is nominated. Note sliding door height may vary
10. **NOTE:** Kitchen window splashback to be nominated height in accordance with W-WIND-KIT001 detail
11. **NOTE**: Fixings through rear of stud/ reveal for kitchen splashback

4.0.3 Pre Plaster Wall Straightening- Planning and Packing

1. Review wall framing and undertake wall straightening
2. Plane bowed convex studs straight
3. Use packing shims (2052 x 25 x 3.2mm) for concave studs
4. For timber badly bowed timber framing between wall framing and close out, seek attention from Site Supervisor.
5. Do not cut and wedge studs i.e. cripple.
6. Ensure all external and internal corners and square straight and true

4.0.4 Install of External & Garage Doors & Cavity Slider Frames

1. Install external door frames supplied by Wilson Homes
2. Consider external cladding and brick layout details
3. Install polyurethane sealant between door threshold and concrete. Polyurethane supplied by Wilson Homes
4. Pack and screw all doors including the handle location
5. **NOTE**: NDIS- LHA Developments- Consider external and sliding door frames. Sliding door frames may need rebated
6. Doors with feature grade doors are not to be installed. Temporary door & handle install in lieu during construction
7. Paint external doors edges during installation. Paint to be provided by Wilson Homes
8. Install garage door jamb, door, handle and lock
9. Install cavity sliding door pockets as per manufacturer specifications. Aris all edges and install 1 x pelmet. Leave remaining hardware in pocket for fit off
10. Install all external doors and garage doors to lock up stage to provide security
11. **NOTE:** All external/ garage doors are to be back off on hinge side to prevent binding

4.0.5 Install Temporary Door in Lieu of Feature Door

1. Wilson Homes to provide a solid core temporary door in lieu of feature door during the build process**.**
2. Ensure position of handle and striker are at finished height.
3. Remove temporary door and install new feature door and hardware as directed by Site Supervisor.

4.0.6 Install of Polymarble Shower Base - Installed by Plumbing Contractor

1. **NOTE:** Refer to 2.0 Framing. In the event frame work hasn't been recessed contact site supervisor
2. Confirm shower base details with Site Supervisor
3. Install polymarble shower base as per manufacturers guidelines
4. **NOTE:** If glue or additional material is required please contact site supervisor

4.0.7 Under tile Underlay

1. Single Res developments will have James Hardie Secure flooring installed at frame stage
2. Multi Residential developments will have 6mm cement sheet underlay installed over the top of chipboard flooring to wet areas including shower set downs
3. Full coverage of stud adhesive is to be used when applying over participle board flooring
4. Carpenter is to provide 25mm x 2.5 fibre cement underlay nails
5. NOTE: Stud adhesive and nails can be found in James Hardie install guide

4.0.8 Framing- Standard Wall Framing Practices in Framing Rate

1. **NOTE:** Refer to 2.0 Framing. In the event the following work hasn't been completed at close up stage, please contact Site Supervisor:

    2.0 Framing- Wall Framing Bracing

    2.0 Framing- General Noggin Requirements

    2.0 Framing- Intermediate Wall Noggins for external sheet cladding

    2.0 Framing Shower Shelves- 1200mm High

    2.0 Framing- Shower Niches - Shampoo Recess Sizes

    2.0 Framing- Install Bath Hob

    2.0 Framing- Notch Out for Future Polymarble Base

    2.0 Framing- Framing Bulk Heads

    2.0 Framing- Plaster Trimming

    2.0 Framing- Wall Hung Vanities

    2.0 Framing- Framing to Gable Ends

    2.0 Framing- Framing Alfresco for Plaster Sheeting (Single Res Developments)

4.0.9 Internal Feature Wall Linings

1. Consider future internal wall linings on the working drawings
2. Provide noggins or 12mm plywood sheeting for future fixing
3. Consult Site Supervisor if details are unclear

4.0.10 Install Utility & Service Noggins

1. Consider and install all utility noggin Ing. Nominal heights below may change on working drawings

   Towel Rails- Nominal height- 1100mm High

   Toilet Roll Holders- Nominal Height- 700mm High- 700mm from rear wall

   Hand Towels/ Towel ring- nominated on working drawings

   TV Noggins As per working drawings- If Applicable

   Noggins to Garage Ceilings/ Carports for Panel Lift Doors TV Noggins As per working drawings- If Applicable

   Install noggins to LHA standard bathroom as shown on Wilson Homes working drawings

   Install sheet flooring to frame for future canopy rangehood

   External shower niche- Install chipboard flooring to rear of shower niche

4.0.11 Stair Noggins

1. Install chipboard flooring for future handrail connected to wall
2. Nominal height from stair nosing is 865mm (+-)

5.0 Carpenter Soffit

5.0.1Soffit Cement Sheet Linings

1. Take window heights and storm moulding into consideration before commencing works
2. Frame soffits using MGP10 utilising droppers fastened to the trusses to hold up the pine rail. (pine rail is to the height of top fascia soffit groove)
3. Install the 4.5mm cement sheeting using soft sheet nails fastened every 200mm. Nail in location of 30 x 18mm Meypine Storm mould to conceal fixings.
4. Coffered ceilings shall have cement installed vertical. Use 90 degree PVC joiners where the sheet edges meet.
5. Large areas need to be framed using droppers from the truss cords to hold pine rails in place (pine rails shall be no more than 600mm spacings with the soffit sheet nailed every 200mm)
6. All sheeting is to be fixed together using pvc joining strips
7. Carpenter is to provide all fixings for soffit framing, soffits and storm mould.
8. **NOTE:** Nail fixings for soffit and mouldings are to be galvanised for moderate areas in accordance with James Hardie install manual.
9. **NOTE:** Severe coastal areas. Confirm fixings with Site Supervisor

5.0.2 Framing for Alfresco for Plaster Sheeting

1. **NOTE:** Refer to 2.0 Framing. In the event the following work hasn't been completed at close up stage, please contact Site Supervisor:

   2.0 Framing- Framing Alfresco Plaster Sheeting (Single Res Developments)

5.0.3 Alfresco or Balcony Soffit Framing and Sheeting to Conceal Waste Outlet

1. Final frame height is to be minimum of 30mm away from underside of opening
2. Frame soffits using MGP10 with a maximum of 600mm centres
3. Fasten framing to the perimeter of internal brick work inside the alfresco. Support framing using droppers fastened to the underside of the suspended concrete above (fix the droppers to the concrete using m12 galvanised fastenings)
4. **NOTE:** Waste coming from the soffit line leave opening in both frame and soffit. Finish with storm mould.
5. All sheeting is to be fixed together using PVC joining strips
6. Install the 4.5mm cement sheeting using soft sheet nails fastened every 200mm. Nail in location of 30 x 18mm Meypine Storm mould to conceal fixings were required

5.0.4 Install Vents

1. Refer to working drawings for soffit vent layouts
2. Soffit vents to be installed centre and parallel of soffit line of standard house construction
3. Hole saws with vents over the top is prohibited. Cement sheet is to be cut out to the vent size to allow full air flow

6.0 Carpenter External Cladding

6.0.1 W-001-W-CLAD-001 James Hardie Sheet Cladding Installed Over Cavity Battens

1. NOTE: Refer to 2.0 Framing. In the event the following work hasn't been completed at close up stage, please contact Site Supervisor:
2. 3a 2.0 Framing- Intermediate Wall Noggins for external sheet cladding
3. Wall noggins are to be installed at framing stage for cavity battens install
4. Review W-001 cladding details. Set out cavity battens to suit materials nominated for the project
5. Install flashing to top of window
6. Install cavity vent strip to base of frame and window heads
7. Install cavity battens in accordance with James Hardie cavity install manual
8. **NOTE:** 70 x 19 cavity battens are to be nailed with 75x3.1 Hot dip galvanised nails
9. Consider any joints in double storey walls or junctions of sheets provided
10. Install sheet cladding over cavity battens with polyurethane glue and C25 DIA or C304 Stainless steel nails.
11. **NOTE:** Galvanised brads/ nails are not to be used
12. **NOTE:** Foam backing strip not required. 1 bead of polyurethane glue to intermediate battens and 2 x beads of glue to sheets including bead to join
13. Finish windows with 45 x 19 Axent trim. 6mm gap to top of window for air flow
14. NOTE: 45 x 19 Axent trim is to be sealed with polyurethane as documented
15. NOTE: Carpenter to provide fixings in accordance with 1.0 Material Requirements

6.0.2 W-002- Horizontal & Vertical Install of Stria & Oblique Cladding Installed Over Cavity Battens

Additional intermediate noggins to wall frame are not required for Stria & Oblique cladding

1. **Horizontal Installation**

   Review W-002 cladding details. Cavity battens are to be installed vertical directly to stud for horizontal installation

   Install flashing to top of window

   Install cavity vent strip to base of frame and window heads

   Install cavity battens in accordance with James Hardie cavity install manual

   NOTE: 70 x 19 cavity battens are to be nailed with 75x3.1 Hot dip galvanised nails

   Install stria or oblique over cavity battens in accordance with James Hardie manual

   Finish windows with 45 x 19 Axent trim. 6mm gap to top of window for air flow

   NOTE: 45 x 19 Axent trim is to be sealed with polyurethane as documented

2. **Vertical Install**

   Review W-002 cladding details. Cavity battens are to be installed horizontally directly to stud for vertical installation

   Install flashing to top of window

   Install castellated vent strip to base of frame and window heads

   Install castellated battens in accordance with James Hardie cavity install manual

   Install stria or oblique vertically over cavity battens in accordance with James Hardie manual

   Finish windows with 45 x 19 Axent trim. 6mm gap to top of window for air flow

   NOTE: 45 x 19 Axent trim is to be sealed with polyurethane as documented

   NOTE: Carpenter to provide fixings in accordance with 1.0 Material Requirements

6.0.3 W-003 Weatherboard Cladding Over Cavity Battens

3. Additional intermediate noggins to wall frame are not required for weatherboard cladding
4. Review W-003 cladding details. Cavity battens are to be installed vertical directly to stud for horizontal installation
5. Install flashing to top of window
6. Install cavity vent strip to base of frame and window heads
7. Install cavity battens in accordance with James Hardie cavity install manual
8. **NOTE**: 70 x 19 cavity battens are to be nailed with 75x3.1 Hot dip galvanised nails
9. Install 45 x 38 Axent Trim around window surround. Not 6mm gap to top of window
10. Install weatherboard cladding over cavity battens in accordance with James Hardie manual
11. **NOTE:** 45 x 38 Axent trim is to be sealed with polyurethane as documented
12. **NOTE:** Carpenter to provide fixings in accordance with 1.0 Material Requirements

6.0.4 W-004- Spotted Gum

1. Additional intermediate noggins to wall frame are not required for spotted gum cladding
2. Review W-004 cladding details
3. Install flashing to top of window
4. Install ember guard mesh to base of frame and above window head
5. Install 42 x 11 H3 DAR Mey pine vertically to stud (Subject to Change)
6. Install 90 x 35 treated pine battens installed horizontally directly over 42 x 11 DAR Mey pine (Subject to Change)
7. Install 42 x 31 DAR spotted gum trim to window
8. Install vertical spotted gum cladding
9. Install 70 x 35 or 42 x 42 DAR spotted gum to external and internal corners
10. **NOTE:** All trims documented are to be sealed
11. NOTE: Carpenter to provide fixings in accordance with 1.0 Material Requirements

7.0 Carpenter Fixing- Fittout

7.0.1 Completion of first coat painting

1. Wilson Homes to complete first coat painting to walls and ceilings prior to undertaking Carpentry and Fixing works

7.0.2 Install of Vanities, Shaving Cabinets & Polymarble Bases

Vanities

1. Vanities inclusions vary dependant on Wilson Homes inclusion level.
2. Install vanities provided by Reece or Hardware Group
3. Joinery made vanities installed by Joiner

7.0.3 Window Prep Architrave Install

1. Review window install is level and plumb
2. Nail home 2.8mm galvanised nails keeping reveal straight and packed
3. Ensure both nail/screw fixings are punched into the reveal to allow for painters prep prior to installing architraves
4. Aris window and lightly sand as applicable
5. Aftex MDF adhesive is provided by Wilson Homes
6. Install Architrave. Mitre joints are to be glued

7.0.4 Installation of Doors & Hardware

1. Review hardware materials provided for project. If short contact Site Supervisor
2. Aftex MDF adhesive is provided by Wilson Homes
3. Aris door jambs. Lightly sand if applicable
4. Door jambs (including pre hung doors) are to be glued and nailed together. Install door jambs plumb with screw and packers
5. Door packers each side- 2040mm high- 3 packers. 2340mm high- 4 packers. 1 x packer installed to latch
6. Install doors having the hinge side backed off
7. Internal door handles to be installed 1.0mm from the FFL (+-)
8. Wet area rooms with shower/ toilet are to have the door 25mm from the finished floor surface
9. Ensure margins to doors and door jambs are evenly spaced. Minimum 3mm gap for future paint finish
10. Install 30 x 11 door stop. Rear door stop is to have 2mm clearance. Stop to striker side is to be flush. Ensure striker side has 1mm gap
11. Ensure door is fully functional prior to fitting of architrave
12. Install Architrave. Mitre joints are to be glued
13. Remove all door hardware ready for painting. Install hardware in man hole space

7.0.5 Installation of Skirting – General Areas

1. External corners plaster has more than 3mm bow contact site supervisor
2. Minimise bow by packing 1.5mm within 300mm (+-)
3. Install skirting in accordance with Australian Standards having no or minimal gaps
4. Internal skirting joints are to be scribed. Mitred are prohibited.

7.0.6 Installation of Skirting – Overlay Flooring

1. Skirting is to be installed over the floating floor once installed
2. Internal skirting joints are to be scribed. Mitred are prohibited.

7.0.7 Installation of Architraves & Skirting to Wet Areas

1. All wet areas, bath, powder, toilet and laundry are to hardwood or pre primed pine
2. Windows within the sink are to be hardwood or pre primed pine
3. Architraves butting into tiling are to be 20mm
4. Architraves in wet areas are to be 3mm from finished tiles. Architrave is to be primed on the bottom
5. **NOTE:** Tiled skirting to all wet areas- bath, powder, toilet & laundry. Kitchen to remain as skirting

7.0.8 Install of Cavity Sliding Doors

1. Cavity pockets will have been installed at the close up stage with the hardware left inside the pocket
2. Install the door in accordance with working drawings and manufacturers guidelines
3. Internal door handles to be installed 1.0mm from the FFL (+-)
4. Ensure guide to bottom are installed
5. Remove all door hardware ready for painting. Install hardware in man hole space

7.0.9 Install of Sliding Robe Maker Doors

1. Timber frame and plaster is installed to suit 2040 or 2340mm doors
2. Install 110 x 19 DAR timber mouldings to all four sides
3. 110 x 19 is to be installed level and plumb for fitting of sliding robemaker track system
4. Door packers each side- 2040mm high- 3 packers. 2340mm high- 4 packers
5. Install robemaker track system
6. Install doors to robemaker. Note Supervisor is to confirm door sizes with hardware supply prior to providing onsite
7. Install flush pulls as specified

7.0.10 Installation of Robe Doors by Joinery Contractor

1. Robe openings are to be square set opening with bulk head above for cornice
2. Joiner to install lower packer for track system
3. Joiner to install 2 or 3 door track system complete with aluminium track, sides and header
   2dr Track Width- 85mm (LKC)
   3dr Track Width- 125mm (LKC)

7.0.11 Install of Robe Shelves and FSM Banks by Joiner

1. Installation of robes and shelving by Joiner

7.0.12 Boxing of Hardware for Final Fit

1. Remove all door hardware ready for painting. Install hardware in man hole space ready for final fit

7.0.13 Installation of Man Hole

1. Manhole is provided by joiner
2. Install manhole at fit off stage or when returning to site for skirtings in overlay flooring

7.0.14 Installation of Skylight Diffuser

1. Sun Tunnels are supplied by Wilson Homes and installed by roofing contactor with roof installation
2. Carpenter to install Sun Tunnel diffuser including ducting provided as part of kit

7.0.15 Install Galvanised Sub Floor Access Door by Bricklayer (Up to 1200H)

1. Bricklayer to install pre made access doors supplied by Wilson Homes up to 1200mm high

7.0.16 Install Timber Frame and Solid Core Door (Above 1300H)

1. Wilson Homes to provide the following materials for sub floor access door above 1300mm high
2. Door Jambs- 65 x 32mm DAR Oak
3. Timber Door Frame- 110 x 19 DAR Oak
4. Door Front- 108 x 19 T&G Flooring Oak
5. Hinge- Tee Narrow Galv 150mm
6. Pad bolt- 150 x 12mm

8.0 Carpentar Final Fit

8.0.1 Functionality of Windows, Doors & Cabinetry

1. Check functionality of all window and doors
2. Check window awning screws and catchments are secure and not loose
3. Check internal doors for strikers, locks and doors are functioning properly
4. Check internal robe shelving and robe doors are functioning properly
5. Check lift of hinges are installed for doors when hinges are within 1200mm of toilet or obstruction
6. Check door margins are even and not binding on hinge side
7. Check hinge screws
8. Check clearances over floor finishes
9. Check wet area rooms with shower/ toilet are to have the door 25mm from the finished floor surface
10. Check if flyscreens are installed if applicable

By Supervisor

Check operation of all joinery made cabinetry, doors, drawers, and catches

8.0.2 Internal Garage Doors -Foam Seal & Weather Seal

1. Install foam or weather seal to internal garage doors

8.0.3 Door Stops

1. Check all door stops have been installed

8.0.4 Rangehood & Microwave Installation

1. Rangehood and microwave is to be installed by Joiners

8.0.5 Installation of Dishwasher, Fridge, Washing Machine, Dryer

1. Installation of Dishwasher, Fridge & washing Machine by Plumber
2. Dryer by Carpenter

8.0.6 Plumbing Accessories – Towel Rails Etc

1. All towel rails, towel rings, toilet roll holders and robe hooks to be undertaken in final fit
2. Toilet roll holders 800mm from rear wall and 800mm from floor to centre of toilet roll

8.0.7 Manhole Frame & Cover

1. Check manhole is installed complete with cover

8.0.8 Holes for Dishwasher/Washing Machine

1. Review holes have been completed by Joiner for dishwasher and washing machine
2. Hole to dishwasher by Joinery Contractor

8.0.9 General Final Fit Checklist

NOTE: External and Internal Checklist for review with Site Supervisor. For items not completed by trades please contact Site Supervisor or Area Manager

External

1. Check operation of sub-floor access door
2. Check overall cleanliness of project. Do windows or external substrates require cleaning
3. Check weather seals to internal garage doors
4. Check soffit vents have been installed as per Architectural drawings
5. Check all external finishes, decks, posts, alfresco, porch areas. Report any defective work to Supervisor
6. Check Kingspan Permifloor to subfloor bearers and joists
7. Check all external doors, clearances and hardware on external doors

Check all External BAL Requirements

1. Check BAL Rated roof vent has been installed. (Reece product 20006203 Drainage Vent Flashing Kit)
2. Check soffit vents installed are installed- Metal Eave Vent- SEV2040W (Up to BAL 29)
3. Sub floor access door constructed with traditional solid Tas Oak has 6mm cement installed over the top

Internal

1. Ensure that there are no missing door stops on either floor tiles or skirts
2. Double check that there are no missing skirting in any wardrobes
3. Check to see that there is no movement in the sliding door reveals where the door latches to ensure that they have been packed and installed properly
4. Ensure that the man hole cover has been re fitted before leaving
5. Ensure that all permifloor if installed correctly and not hanging down from the joists
6. NOTE: Notify Supervisor or Area Manager for any outstanding works or high amount of defect work to be completed

By Supervisor

External

1. Check all brick caulking and external cladding caulking
2. Check external driveway and paths. Concrete poured against the brickwork or substrate requires Abel flex
3. Check expansion joints to paths and driveways have control joints every 6m (+-)
4. Check garage door operation
5. Check range hoods or exhaust fans have been fitted with vents

Check all External BAL Requirements

1. Check BAL Rated roof vent has been installed. (Reece product 20006203 Drainage Vent Flashing Kit)
2. Check ember guards have been installed to brick weeper or brick vents
3. Check soffit vents installed are installed (BAL 29)
4. Check all range hoods and exhaust fan vents have ember mesh installed for BAL
5. Sub floor access door constructed with traditional solid Tas Oak has 6mm cement installed over the top
6. Check garage door has been fitted with ember guard trims
7. Check flyscreens are fitted to all opening windows. Note flyscreen not required to sliding door

Internal

1. Check and report installation of insulation to roof cavity – report to supervisor for others to rectify
2. Check power point covers are installed
3. Check light globes are installed/working and advise supervisor if any are missing
4. NOTE: Multi Housing Provider Work. Check Kate DIY batten fixtures are installed to standard light point battens
5. Apply white and/or translucent silicone (where necessary) to gaps beside any joinery, vanities or showers etc (bathroom, kitchen, laundry) supplied by Wilson Homes
6. Ensure that the mirrors are silicone at bench junction with translucent silicone
7. Ensure that all Kitchen Joinery vanities have been sealed gaps up either side as well as kitchen joinery
8. Ensure that the silicone is complete up either side of toilet skirts and that the showers are silicone
9. Ensure that all holes are drilled out for cable passes where required. IE dishwasher, washing machine, microwave spaces and any office desks
10. Check to see that plumbers have installed flanges in the joinery to hide drill holes and alert the supervisor if they are required
11. Test all smoke alarms- check for batteries
12. Test all plumbing to ensure that no mixers or traps are leaking
13. Check to see that there is no standing water under the house and alert the supervisor if found

9.0 External Decking

9.0.1 Decking & Balustrade Options

1. External decking and handrail balustrades will be selected by the Client based on inclusions levels or optional upgrades

9.0.2 Deck Framing

1. Deck FFL is nominated on working drawings
2. Deck framing will be nominated on structural drawings by Engineer
3. Deck framing is generally treated pine bearers and joist with treated pine posts or steel posts nominated on structural drawings
4. Deck framing is fastened as nominated on structural drawings
5. Deck posts extend for treated pine or aluminium handrail fastening points
6. Joists are connected to a perimeter bearer screwed with 14G batten screws
7. Joist connected to perimeter bearer is to be fastened with galvanised joints hangers
8. Joist hangers are screwed in place (5/16 14G x 25mm)
9. A second perimeter bearer is connected over the first 22mm above joists to hide the end of decking boards

9.0.3 Decking Boards Options by Wilson Homes

1. Treated Pine (90 x 22)
2. Spotted Gum (90x22 (Up to Bal 29)
3. Standard Mod wood (88x23 (Non Bal)
4. Mod wood Flame shield (88x23 (Up to Bal 40)
5. **NOTE:** Mod wood Colours Options to Client (Black Bean, Silver Gum, Jarrah & Sahara)

9.0.4 Decking Fastening to Joist

1. All decks are to be fastened with 65mm x 10G Square Guage Stainless Steel Screws

9.0.5 Balustrades

Treated Pine Handrail

1. External handrails are constructed with treated pine or spotted gum
2. Top Handrail- 140x35mm
3. Top and bottom balustrades supports- 90 x 45
4. Pine Balustrades- 35mm x 42mm

Powder Coated Handrail by Nominated Contractor

1. Handrail- 66mm oval or 70mm x 40mm Rectangle
2. Balustrades 17mm x 17mm
3. Newell Posts- 90 x 90mm
4. Mid Rails 40 x 40mm
5. Bottom Rail 30mm x 25mm

9.0.6 Stairs

1. External stairs are to be constructed as per engineering and Australian Standards
2. Treads- 240x 45 Treated Pine
3. Stringers- 290 x 45 Treated Pine
4. Treads are to be rebated into the stingers by 1/3 the depth of the timber screwed with 14G 100mm GAL bugle screws
5. Stringer to wall fixing is to be 14g 100mm GAL bugle screws or M12 GAL masonry anchors at 600mm centres
6. **NOTE:** Stair construction may vary based on structural drawings

9.0.7 BAL Notes Applicable to Deck Construction

BAL 12.5 & 19

1. Treated Pine Post, Bearers & Joist is acceptable
2. Decking less than 300mm horizontal or 400mm vertical from glazing element is to be non-combustible- merbau, spotted gum or flame shield mod wood.
3. Staircase can be treated pine provided it is 300mm horizontal or 400mm vertical from the glazing elements.
4. If the staircase is within 300mm horizontal or 400mm vertical of the glazing element the treads are to be non-combustible-merbau. Stringers can remain treated pine. The requirement applies to trafficable surfaces only. (Nailing merbau over the top of a treated pine tread is not acceptable).
5. Handrails and or privacy screens can be treated pine.
6. Decks less than < 400mm from ground needs to be enclosed with cement sheet.
7. **Decks Installed Over Concrete**
8. Treated pine screwed to concrete having spotted gum decking installed is acceptable

BAL 29

1. Post, bearers and joist is to be non-combustible or fire retardant. Steel is the best option.
2. Laminated merbau stairs, handrails and privacy screens is acceptable
3. Decks less than < 400mm from ground needs to be enclosed with cement sheet.
4. **Decks Installed Over Concrete**
5. Treated pine screwed to concrete having spotted gum decking installed is acceptable
6. **Bal 29 Installed Over Concrete**
7. Spotted Gum joist (90 x 45) installed with DPC below the spotted gum having spotted gum decking is acceptable.
8. Treated pine over concrete cannot be installed for BAL 29.

BAL 40

1. Mod wood Flame shield is the only decking option.
2. Steel for post, bearers and joist
3. Steel Handrail
4. Staircase Steel?
5. Decking- Only option is Mod Wood Flame Shield.

Annexure A

Policy Overview – Carpentry Safety Requirements

Annexure B

Carpenter Rates