The joinery allowance and specification checklist

The 28 things I confirm before pricing a kitchen and joinery package. Tick them off at tender and most joinery variations never happen.

BEFORE PRICING

- [ ] Current architectural plans and joinery elevations
- [ ] Finished ceiling heights and all bulkhead sizes
- [ ] Full appliance list with model numbers
- [ ] Window and door positions, sill heights
- [ ] Scope confirmed: kitchen, pantry, laundry, vanities, robes, other

ALLOWANCE AND SPECIFICATION

- [ ] Carcass board and colour
- [ ] Door and panel finish (laminate, thermolaminate, 2-pac, veneer)
- [ ] Benchtop material, thickness and edge profile
- [ ] Splashback: stone, tile, glass or window
- [ ] Hardware brand for hinges and drawer runners
- [ ] Handles: type, or handleless profile
- [ ] Internal fittings: bins, pull-outs, cutlery inserts
- [ ] LED lighting: locations, colour temperature, switching
- [ ] Kickboard height and finish
- [ ] Who supplies sink, tapware and appliances

SERVICES AND STRUCTURE

- [ ] Plumbing set-out matched to joinery drawings
- [ ] Electrical: power points, appliance circuits, LED drivers
- [ ] Rangehood ducting route and outlet
- [ ] Gas location and isolation
- [ ] Wall blocking for overheads and floating vanities

SITE READINESS

- [ ] Final check measure booked after plaster is set
- [ ] Floors level and finished floor height confirmed
- [ ] Access for delivery: stairs, lifts, parking
- [ ] Site protection and storage space on delivery day

PROGRAMME AND HANDOVER

- [ ] Drawing approval date and manufacturing lead time
- [ ] Install date, then stone template and stone install dates
- [ ] Trades sequence after install: plumber, electrician, tiler
- [ ] Defects walk and handover date

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