NO BONES ABOUT IT

The key to a long-lasting home is a good skeleton.

When it comes to building a house good bone structure is fundamental to quality and longevity.

Morcraft Homes director Steve Morcombe says while most people spend time choosing the aesthetics and finishes of a house, it's the things you can't see that are the most important.

"You want to make sure you get the skeleton right so that when you put all the fine finishings in it will stand the test of time," Morcombe says.

"Taking shortcuts and cutting corners economically could save you $15,000 in the building process but it could cost you tens of thousands of dollars in years to come."

"The price of cheaper options can mean you risk slab failure, termite infiltration, serious drainage problems and damage from wind and rain."

To make sure your home is built right you need to start with the slab.

Morcombe says an engineer should be used to test the soil on every property and determine the slab design for each home.

"Every slab should be individually designed to suit the location it is going on," he says.

Morcombe prefers a conventional slab, which costs more and uses more concrete than other slab designs but he says it has stood the test of time.

The frame of your home is an important part of the skeleton and using properly treated timber will give you a 25-year warranty against termite infiltration.

While the Sunshine Coast is classified as a non-cyclonic zone the region is prone to severe storms with strong, gusty winds that can cause significant damage.

Morcombe says there is peace of mind in building with robust materials designed for a high wind speed and an N3 wind rating so your house will withstand severe weather conditions.

Other features to help reinforce your home include 12 millimetre thick steel cyclone rods and Hardibrace bracing.

Sarking in the roof and walls will provide some thermal protection, water resistance and will help weather-proof your home and reduce dust levels.

Finishing your home with a Colorbond roof, which is made to resist corrosion, completes a quality skeleton.

"While it can be tempting to choose cheaper options when building your home the cost of doing so can be more than monetary," Morcombe says.

"There is significant emotional trauma when a house becomes structurally unsound."

Your home is likely to be one of your biggest financial expenses and your biggest asset.

Morcombe says looking after that asset starts with building it right – from the skeleton up.

✓ Built to protect

If you are unsure about termite treatment or overwhelmed with all the options, check back next fortnight to learn about choosing the system that is right for you.

CHOOSING A BUILDER ✓

☐ Does your builder use an engineer for soil testing and slab design?

☐ Is your timber frame termite treated?

☐ Will your home have an N3 wind rating?

☐ Will the roof and walls of your home contain sarking to help keep out the elements?

Built Right.
From the start

ACFX 14477

Director Steve Morcombe has over 30 years home building industry experience in Queensland and has a thirst for doing it right.

Morcraft Homes are 'built right' with an N3 wind rating, 12mm diameter cyclone rods and Hardibrace bracing throughout. Sarking to roof and external walls and a Colorbond roof ensures it's 'built right'.

Steve.
STEVE MORCOMBE

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