

# PREVENTION IS THE BEST CURE

Protecting your home in the building stage gives peace of mind and prevents future heartache.

Wherever you live on the Sunshine Coast it is likely termites are among your nearest neighbours.

But if you want to prevent them making a silent and destructive home invasion Morcraft Homes director Steve Morcombe says it is imperative to choose the right termite prevention system.

While all new homes must include a termite barrier not all systems are created equal and Morcombe advises home buyers to understand the difference.

Some include a visual barrier that relies on the residents to

regularly check the perimeter of the house for termite tunnels crossing the exposed concrete edge of the house slab.

"This is one of the cheapest methods but if you are building to rent out the home or plan to be absent for extended periods, this isn't the best system," Morcombe says.

Other systems use physical barriers such as steel mesh or aluminium fixed to the slab, preventing the termite from entering the home.

Morcombe prefers to use a

safe organic chemical injected into perforated pipe, which forms a barrier around the home that termites won't penetrate. It is retreatable for the life of the home with hidden child-proof locked traps.

He says all homes should have an annual inspection by a licensed termite pest controller.

"If regular inspections aren't in place it can be as long as five or six years before an infestation is found," he says.

"They can do massive damage to a home if they are undetected for an extended period of time."

In worse case scenarios he says repairing the damage can be as disruptive as a major renovation with more emotional stress and no improvement to the home.

"Prevention is the best form of cure and it is easier, less costly and less invasive than dealing with a termite infestation."

Morcombe says another important component to protect home buyers from future heartache is ensuring the plaster work is done correctly when the house is built.

He says plaster work is one of the Queensland Building Construction Commission's biggest areas of consumer complaint.

"The only way to achieve a level 5 ceiling finish and meet the Australian Standards is to use metal ceiling barriers."

He also advises the use of backblocking.

These methods give a flatter finish, eliminate shadow lines, shrinkage cracks and screws popping and are virtually maintenance free.

Protecting your biggest asset from ongoing maintenance or major repair work starts with the right treatment in the building process.

## CHOOSING A BUILDER



- Is your termite system re-treatable?
- Is it whole or part re-treatable?
- How does the system work?
- What is the warranty on your termite system?
- Will your home have termite treated timber frames and trusses?
- Does your builder use metal ceiling barriers and backblocking to achieve a level 5 ceiling finish to the Australian Standards?

### ✓ Bathrooms and kitchens

Getting your bathroom and kitchen design right is one of the most important parts of house design. Check back next fortnight to learn how to get it right from the start.



# Treated Right.

## From the start

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

Morcraft Homes are 'treated right' with termite treated house frames and trusses with a 25 year manufacturer warranty. Plus a Termguard termite system which is retreatable over the life of the home with hidden child proof locked traps. Treated right and safe for your family.

*Steve*  
STEVE MORCOMBE

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