

CHOOSING A BUILDER



FINISHING TOUCHES

The little things make all the difference.

The finishing touches are the last things you add to a home but they are the first things people notice.

Morcraft Homes director Steve Morcombe says taking possession of your new home is exciting but that excitement can be overshadowed if the finishes aren't right.

"Having it finished right is paramount," Morcombe says.

"If you've had the designs, slab, frame and other components done right, your new home is topped off by the visual finishes."

But while most people pay attention to the colour schemes, the bench top finishes, the door and cupboard handles and the flooring, Morcombe says it is often the less obvious things that people need to think about.

These fine details will ensure your home is of the highest quality and will require less maintenance into the future.

They include things like ensuring everything is finished and sealed when basins, sinks and baths are installed.

Other details include having

metal battens fixed to the underside of trusses for perfect plaster ceilings and ensuring garage walls and ceilings are fully lined and painted.

And then there is the paint. It's not just the colour you choose, but the type of paint and the system used to apply it.

Morcombe says to meet compliance with the Queensland Building and Construction Commission and the recommended manufacturer's requirements a three-coat paint system should be used.

With this system the walls should be sealed with a suitable wall board sealer and then two coats of paint should be applied.

"If this is done, you've got a paint job that reduces shiny patches, is uniform and doesn't have 'see through' areas where the paint looks thin," Morcombe says.

Some areas will even need a

fourth coat due to light, glare and reflection.

"The type of paint is critical to a long-lasting finish and to ensure its long-term durability.

"Cheap trade paints can be used but they leave shiny, unattractive patches on your walls when you wipe or wash off marks and are less durable than better quality products."

Low VOC paints are also available for people with allergies or who are looking for a greener alternative.

But don't forget the outside – it is, after all, the first thing people will notice about your home and Morcombe says using products that will last longer will help your home to hold its value.

He says the majority of modern homes are cement rendered, which is porous, so it needs to be finished with a sealer to prevent water penetration.

Then, like the interior, two coats

- Do you use a two-coat or a three-coat internal paint system?
- If it is a two-coat system, why not use a three-coat system?
- Do you use a wall board sealer?
- Can I wipe and wash the walls without shiny marks appearing?
- What is the warranty of my painted render?
- Is a sealer used on the timber finish?

should be applied.

If done properly your exterior should have a 10-year warranty.

"Taking the time to ensure you have these finishing touches right will protect your investment and help maintain its value in years to come."



Building right

Making the right choices when you build a home is going to make it easier to maintain, better to live in and help it to hold its value over the long term. Check back next fortnight to get an insight into building with Morcraft Homes and the importance of choosing a quality builder with a great reputation.

Bathrooms Built 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 'bathrooms are built right' with a flexible layout to suit your needs. Showers and wall to floor joins are fully wet sealed. Vanity basin options, 900mm high full width vanity mirrors and your choice of tapware, towel rails and paper holders are the right fit for any bathroom.

Steve
STEVE MORCOMBE

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BUILT RIGHT. FROM THE START

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