

## CHOOSING A BUILDER



- Does your builder use an engineer for soil testing and slab design?
- Is your timber frame and trusses 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?
- Is your termite system re-treatable?
- Is it whole or part re-treatable?
- Does your builder use metal ceiling barriers and backblocking to achieve a level 5 ceiling finish to the Australian Standards?
- Are your kitchen and bathroom cupboards laminate inside and out?
- Is high moisture-resistant board used in your kitchen cupboards?
- Does your builder use a three-coat paint system?

## NO SHORTCUTS

The key to a quality long-lasting home means getting it right from the start.

When it comes to building a house and getting it right, there are no short cuts.

Morcraft Homes director Steve Morcombe says making the right decisions from beginning to end in the build process will ensure you walk away with a quality home that will require minimal maintenance, is better to live in and an asset that will hold its value over time.

"Getting it wrong can lead to a whole lot of heartache, costly maintenance and repairs and a house that is hard to sell in the future," Morcombe says.

"In the excitement of starting to build a new home it is easy to get caught up in the aesthetics and what it will look like at the end.

"But it is really important to get the structural details right at every stage of your home's construction.

"It's the bits that you can't see that are the most important."

Getting it right starts with choosing the right builder – someone you trust, who won't take short cuts to save a few dollars. Someone who pays attention to detail and is dedicated to quality workmanship.

He says you need to think about every step of the process, starting with the foundations and soil testing on the property.

You need to make sure you will have a quality slab designed for the land it will be placed on and termite-treated timber frames and

trusses. You will want to choose the right termite treatment system – one that suits your home and your lifestyle.

And you want a builder who will guarantee to meet or exceed the Queensland Building and Construction Commission's compliance requirements.

It means using metal ceiling barriers and backblocking for all the plaster work and ensuring all your wet areas are properly sealed.

When all the structural components are sorted Morcombe says it is time to focus on the finishing touches.

It's not just about choosing the right paint colours but ensuring wall board sealer is used on all

your walls and a three-coat paint system is in place.

"Your home is likely to be your biggest investment so it makes sense to get it right at every step of the way.

"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."

Get it right from the start and you will have a quality home, a great space to live in and an asset that will grow in value over time.



# 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 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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