

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.

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.

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

However, while most people pay attention to the colour schemes, the bench top finishes, the cupboard door handles and the flooring, 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 ceiling 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.

To comply with the requirements of the Queensland Building and Construction Commission and manufacturer requirements, a three-coat paint system should be used.

With this system the walls should be sealed with a suitable wall board sealer then two coats of low sheen acrylic 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.

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. However, they leave shiny patches on your walls when you wipe and wash off marks and are less durable than premium paint products. Low VOC paints are also available for people with allergies or who are looking for a greener alternative.

All that said, don't forget the outside! It is after all the first thing people will notice about your home and using products that will last longer will help your home to hold its value.

The majority of modern homes are cement rendered which is

porous, so it needs to be sealed to prevent water penetration. Then, like the interior two coats acrylic membrane 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 the years to come.

CHOOSING A BUILDER

- Does your builder use a two-coat or 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 on my painted render?
- Is a sealer used on the timber finish?

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From the start
COASTBUILD PTY LTD
QBCC LIC. 1057734.