

NO BONES ABOUT IT

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



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

While most people spend time choosing the aesthetics and finishes of a house, it is 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 finishes in, it will stand the test of time.

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 the years to come.

The price of cheaper options can mean you risk slab failure, termite infestation, serious drainage problems and damage from the elements.

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

An engineer should be used to test the soil on your property to determine the soil classification. Every slab should be individually designed to suit the conditions of the site.

Morcraft Homes specify a conventional footing and slab system which costs more than other slab systems due to the additional concrete and reinforcing steel and 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 infestation.

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.

With a Morcraft Home there is peace of mind building with robust materials, designed for high wind speed with an N3 wind rating so your house will withstand severe weather conditions.

Other features to help reinforce your home include 12mm galvanized steel cyclone rods and ply bracing.

Sarking of the roof and walls will provide some thermal protection, water resistance and will help weatherproof 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 with building your home, the cost of doing so can be more than monetary.

There is a 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. Looking after your asset starts with building it right – from the start.

CHOOSING A BUILDER

- ❑ Does your builder use an engineer for soil testing and slab design?
- ❑ What type of slab system has your builder quoted?
- ❑ 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?

BuiltRight.

From the start
COASTBUILD PTY LTD
QBCC LIC. 1057734.