

# 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 shortcuts.

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.

In the excitement of starting out to build a new home it is easy to get caught up in the aesthetics and what it will look like in the end. However, it is important to get the structural details right at every stage of your homes construction.

Getting it right starts with choosing the right builder, someone you can trust, someone who won't take short-cuts to save a few dollars.

Someone who pays attention to detail and is dedicated to quality workmanship.

You need to think about every step of the process starting with the foundations and soil testing of the property.

You need to make sure that you have a quality slab designed for the land on which it is placed and termite treated frames and trusses. You will want to choose the right termite treatment system, one that suits your home and your lifestyle.

You are also going to want a builder who will guarantee to not only meet but exceed the requirements of the Queensland Building & Construction Commission.

It means using metal ceiling battens and back-blocking for all plasterwork and ensuring your wet areas are properly waterproofed.

When all the structural components are sorted it is

time to focus on the finishing touches.

It is not just about choosing the right paint colour, but ensuring a 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 every step of the way.

Taking shortcuts and cutting corners could save you as much as \$15,000 in the building process, but could easily 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.

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.

## CHOOSING A BUILDER

- Does your builder use an engineer for soil testing and slab design?
- Are 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 battens and back-blocking as per the Australian Standards?
- Are your kitchen and bathroom cupboards laminated inside and out?
- Is high moisture-resistant board used in your cabinets and vanities?
- Does your builder use a three-coat paint system?

**BuiltRight.**

From the start  
COASTBUILD PTY LTD  
QBCC LIC. 1057734.