

## Mancorp Quality Homes Points of Difference

These items are important but generally not stated as inclusions with us while other builders will charge more for these items when requested.

Mancorp Quality Homes is a small to medium size building company operating in the same local area since 1987 and building approximately 100 homes per year.

This allows us to deliver to your property, the same tradespeople that work on the construction of the Mater Prize Home & Surf Life Saving Prize Homes along with other award winning homes in our area.

Our homes have several features that have contributed to many design and build awards over this period, but in most cases it is the items that go unnoticed that stand us ahead of our competition and give us our quality reputation as an industry leader.

These items are not listed as standard with our competitors, and we **do not recommend proceeding without them.**

When you are driving around other estates take note of the way other builders operate with respect to these points as they are most visible during construction;

**Traditional footing (slab)** - Many builders have shifted away from the traditional concrete slab in an attempt to cut costs or bring their prices down, they may attempt to convince you that "Waffle Pod" (a foam like substance) is a cost effective way of laying a slab. The Waffle Pod construction has the house slab sitting flush on the ground, this allows, rodent's access to nest under your home. Short term gain may equal long term cost, slab cracks and floor tiles splitting.

**Sarking**- This is a fabric sheeting that is placed under the roof. In the event of heavy rain and strong winds dwellings without sarking might leak to the internal plasterboard ceiling. The addition of Sarking added at construction will divert water via the sheeting, to the external gutters of your home.

**Sisalation**- Similar to the Sarking in your roof this foil sheeting is placed between the bricks and the frame at the time of building. It has benefits that range from insulation, noise reduction and water damage prevention.

**Timber Stud Centres**- Behind the plasterboard in your walls are rows of timber (studs). We space our timber at 450mm centres as opposed to some builders using 600mm centres. In essence we use a third more timber in the construction of our homes. This ensures increased strength to your frame in extreme weather.

**Timber quality** - Mancorp Quality Homes uses "MGP 12" as opposed to industry standard "MGP 10" for all our load bearing framing, this simply refers to the grade of timber and again adds strength to your investment for minimal expense.

**Termite Protection** – Mancorp Quality Homes use a permanent termite treatment system.

**Cyclone Rating** - Mancorp Quality homes build to a minimum wind rating of "W41" (N3) which is above the industry standard. Put simply your home is tied down from the roof to the concrete foundation by steel rods. This minimises movement in strong winds and minimises paint cracking and wall splitting.

**Energy Efficiency (Star Rating)** – Mancorp Quality Homes achieves a minimum 6 star rating for all of our homes.

**Flat Ceilings**- A little harder to explain but Mancorp Quality Homes place a metal ceiling batten between the truss and the ceiling plasterboard to ensure your ceiling remains flat and does not split during the inevitable settling of your home. It also guarantees a flat and maintenance free ceiling.



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