

How To Build A New Home With The Character And Charm Of Yester-Year....

Welcome to the yard-built Moss Brothers site in Masterton. At Moss Brothers we believe viewing our yard-built relocatable early settler cottages is one of the best ways to demonstrate what we can do for you and the standard that you can expect from us. That is, of course, if we have the privilege of selling you or designing and building for you your next new home.

The purpose of this information sheet is to assist you to navigate your way around this display and to point out specific features. Included will be an explanation of the item's benefits and other advantages.

We will not beat about the bush here – if you want a cheap building or on a tight budget, this is not for you. To achieve a really good job we need to employ really good personnel and use really good materials. We also need to pay them really well or we simply won't get the desired result. Therefore we make no apology for the price.

The Exterior

1. All yard-built display homes are built to the completion of shell/lock-up. The main benefit to you is you can choose what finishings, fixtures and fittings you'd like on the inside. That also means you have absolute control of what the finished cost will be.
2. It is believed that this stage of completion for this building is about 65% (that's cost and time completed). However this is dependent on what you choose as finishings, fixtures and fittings to finish off.
3. The two biggest benefits of buying a yard-built home are:
 - Time. When you build from scratch the building has to be designed, and then priced to meet your budget, then it has to be passed through council and get a building consent, and finally built. Buying a yard-built can shave months and months off the project time.
 - You can see what you are getting before you buy. Firstly a yard-built, when complete to shell/lock-up, already has a Code of Compliance for the completion of this stage. That means it has already met all the Building Act requirements i.e. the things you can't see or wouldn't reasonably be expected to know about. But further to that you can actually inspect the finished product and know exactly what you are getting before you buy – this of course is not possible when you are just building off plans.
4. Yes there is a cost to relocate it onto your site. However it should be realised that all building projects include with them expenses for travelling and delivery time. Because the location of the Moss Brothers yard and building site is very close to the goods and service providers, travelling and delivery

expenses are at an absolute minimum. That means most, if not all, of the relocation costs would be off-set.

5. This house, will be, when delivered, placed on piles. However if you decide to build from plans it could have just as easily have been built using a concrete floor. Because proportions are so critical with period designs, if you opt for a concrete floor it must be built at the same height as if you were using a particle board floor. There are several methods to achieve this but to find out more please speak to a Moss Brothers representative.
6. The weatherboards are all wooden and profiled according to how they used to be made i.e. the lap has a double rebate which means it is more watertight. The reason why the weatherboards may appear to be made from a synthetic product is because the best paint was used, the correct coatings of primer and paint were applied, and the tradesmen not only have the skills but knowledge to achieve the result.
7. You'll notice the soffit corbels to the front of the house right up under the eaves, the timber moulding around the windows and doors, the sill moulding at the base of the weatherboards, the fretwork and necklace to the veranda posts, and the hand-railing etc all have no function other than decoration. Each one is carefully spaced out and individually fitted and painted. The labour content is enormous but the end result is stunning.
8. All of the windows are double glazed for maximum energy efficiency and double hung for authenticity. What impress most people is the attention to detail that can be observed.
9. The chimney, window and door awnings, and the finial have all been designed to easily come away by simply undoing a few screws. This is very important because if we didn't do that the building would be too high and too wide to take to many places.
10. You'll note that directly over the framing we have fitted treated ply. There are several benefits to doing this.
 - Plywood makes the building incredibly strong. That although we had no desire to over-engineer the strength of the building it was important to not limit the options of where it could be delivered to. Wind-loadings can vary enormously over just a few 100m and that could be the difference of where the building could go. In any case, I'm sure you'd prefer to have it over-designed than under-designed.
 - The other benefit of ply is it has fantastic thermal properties. There is no question that this house, because of the 7.5mm backing ply, will be easier to heat and keep warm than a house just built to the standard building code.
11. A visit to our website (www.moss-brothers.co.nz) could be dangerous as you'll discover that the possibilities are only limited by imagination.