



Timber Homes from Snorbans Construction

Beautiful Timber Homes From Snorbans



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Snorbans Property Development

From a small beach chalet to a sprawling residence, from a traditional ranch style home to a modern classic, Snorbans are able to offer you the experience of over 50 years of building timber homes. If you already have a design then we can work with you to transform your ideas into reality. However, should you prefer the convenience and quick delivery of an existing plan then we have many unique home styles from which to choose. Alternatively you can personalise your favourite plan to suit your specific requirements.



External Walls



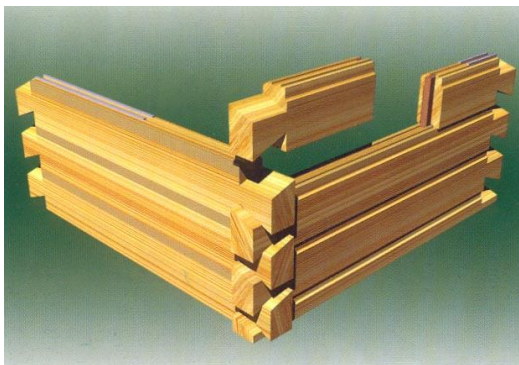
Round Log System



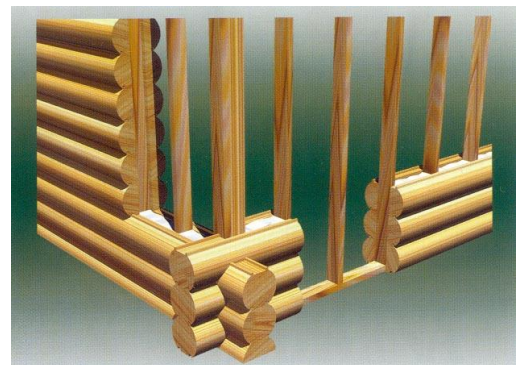
D-Log System

A wide variety of wall claddings are available from treated softwoods to selected hardwoods from plantation grown forests. All external claddings are supplied with a durability rating of 50 years.

Options for the exterior include profiled logs (either full round, 'D' profiled, rectangular or half round) and weather board planks.



Square Log System



Conventional Half-Log System

Options For Internal & External Walls

Many other options for the external cladding are available, the two most popular being:

Stucco render – a sand and portland cement render that is popular throughout Asia and the Middle East.



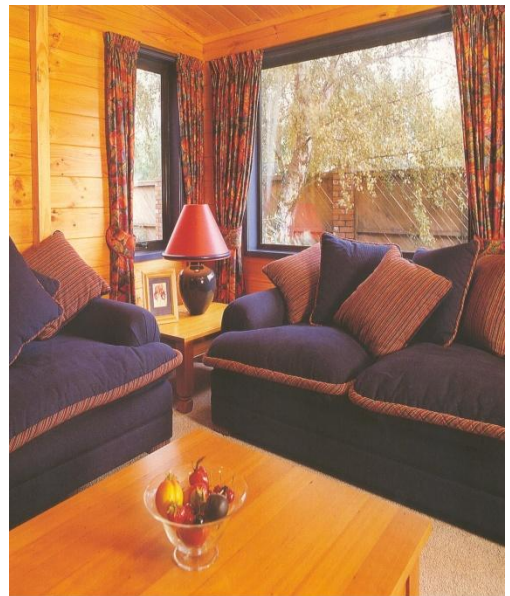
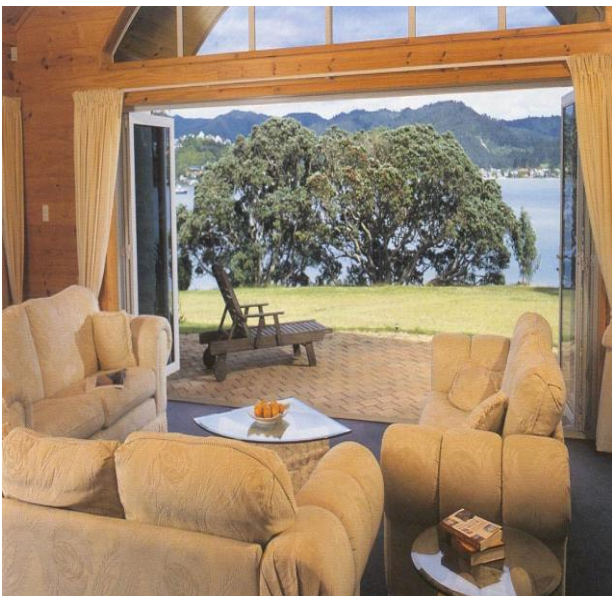
‘Hardi-planks’ – these give a timber ‘feel’ to the exterior but are a fibre cement panel that can be pre coloured, are virtually maintenance free and have upto a 30-year warranty.



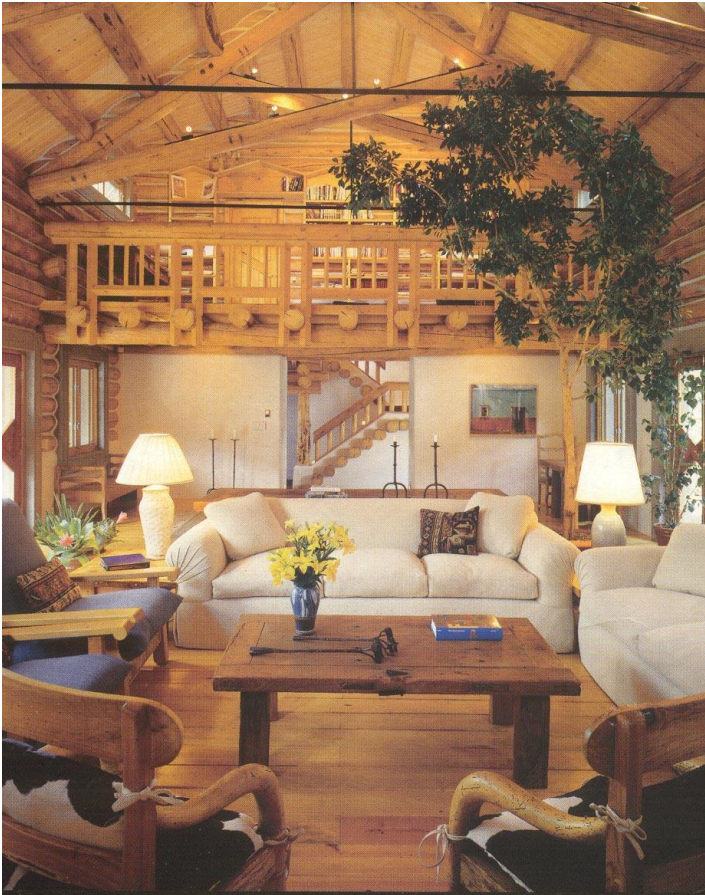
We provide the framing for all of the internal walls and our standard option includes cladding the partitions with gypsum board. We also waterproof all of the ‘wet’ areas, such as kitchens and bathrooms. This then allows a client to have the walls painted, covered with wall paper or ceramic tiles etc.

Costs to provide timber cladding to all or part of the internal partitions will be provided upon request.

Rooms For Living In...







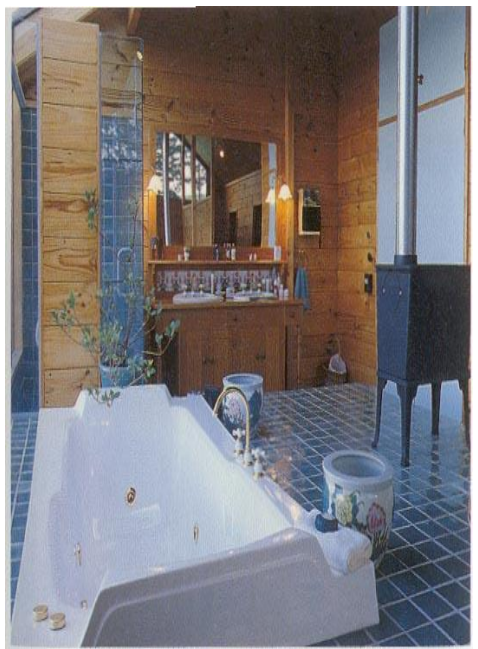
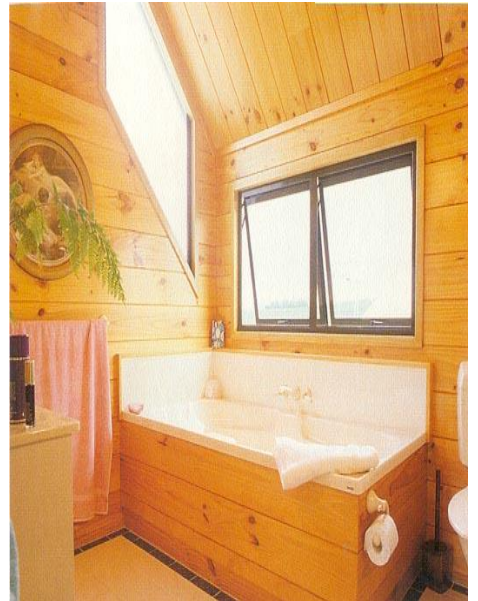
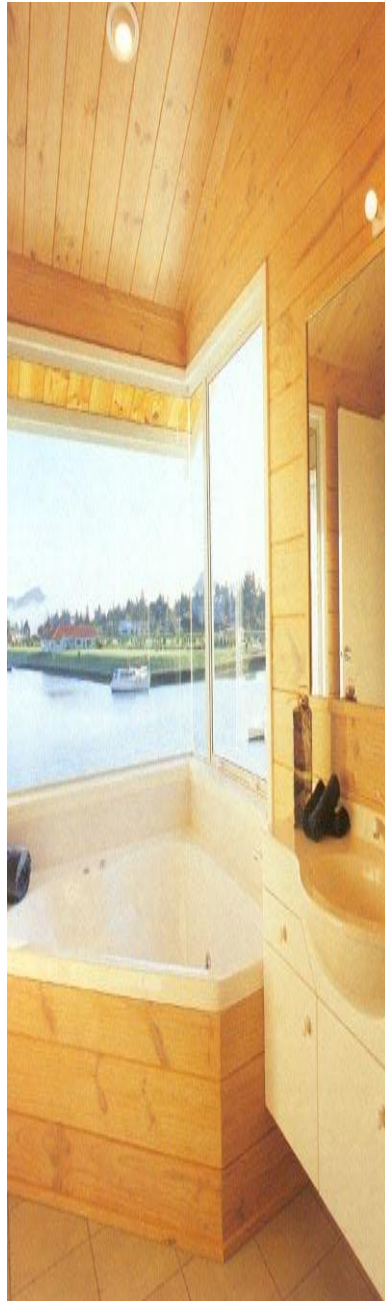


Kitchens ...





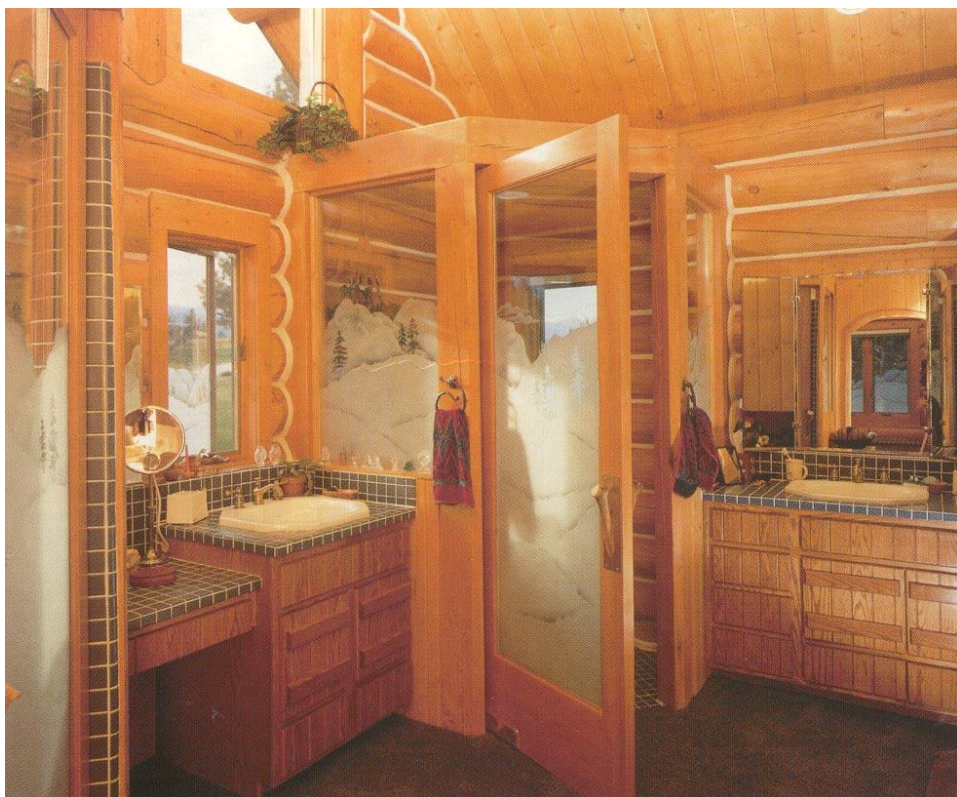
Bathrooms ...







B e d r o o m s



From small cabins to sprawling ranches ...



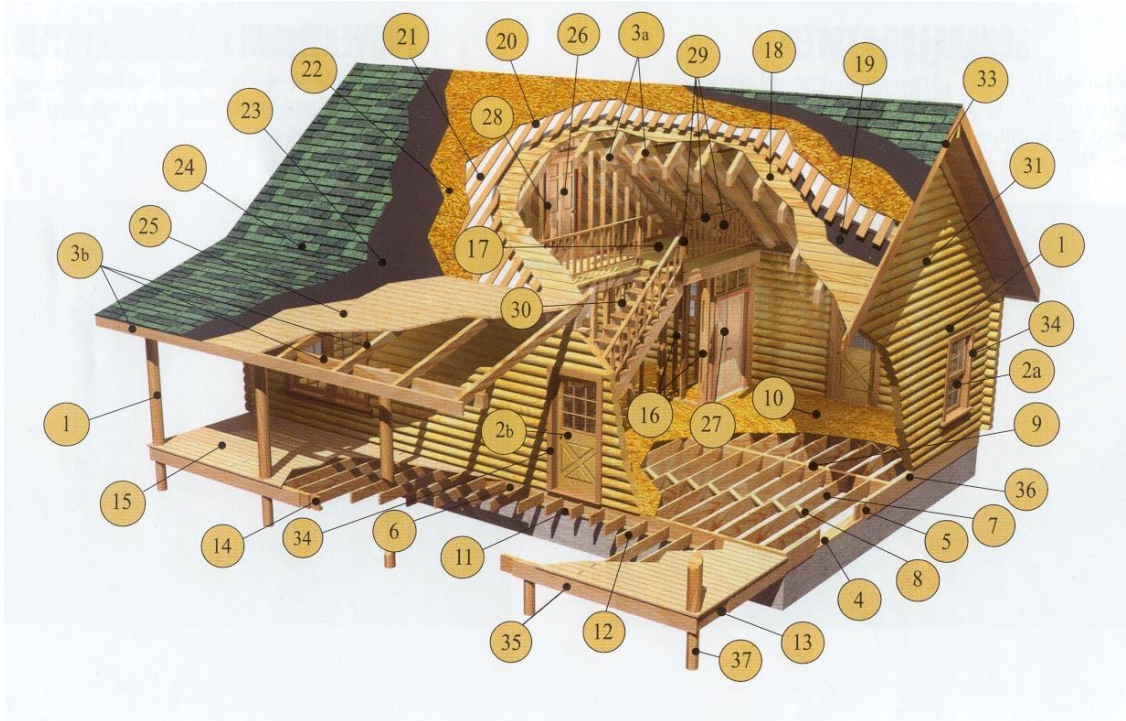
... all are possible.



Over water as well as on land:



What's Included:



LOG PACKAGE:

1. LOG WALLS
 - Pre cut Double T&G logs
 - Log gables
 - Porch posts

WINDOW AND EXTERIOR DOOR PACKAGE:

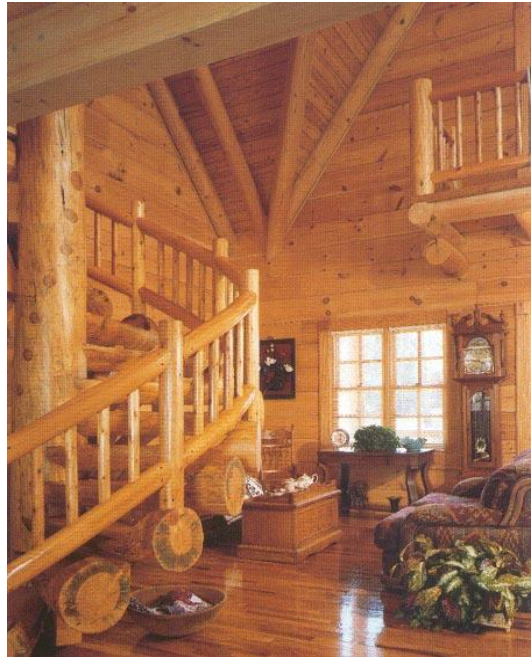
- 2a Windows: Double hung, easy tilt, stain grade wood windows with Low-E glass, grills and screens.
- 2b Doors: All wood, stain grade, french swinging and sliding doors with Low-E glass.

RAFTERS AND UPPER BEAMS:

- 3a House rafters.
- 3b Porch rafters.
- 3c Beam system. First floor ceiling/second floor joists, girders and support posts.

FLOOR SYSTEM:

- 4 Sills.
- 5 End joists.
- 6 Double headers.
- 7 Floor joists.
- 8 Joist bridging.
- 9 Girders.
- 10 Sub floor.
- 11 Sills at porches.
- 12 Porch & deck floor joists.
- 13 Porch & deck end floor joists.
- 14 Porch joist girder.
- 15 Porch and deck flooring.



INTERIOR PARTITIONS:

- 16 Timber framing.

SECOND FLOOR AND LOFT SHEATHING:

- 17 T&G sheathing.

ROOF SYSTEM:

- 18 First roof sheathing.
- 19 Felt paper.
- 20 Insulation – rigid insulation panels.
- 21 Roof furring.
- 22 Second roof sheathing.
- 23 Felt paper.
- 24 Fiberglass Shingles – durability rating 25-years
- 25 Porch roof sheathing.

INTERIOR DOORS:

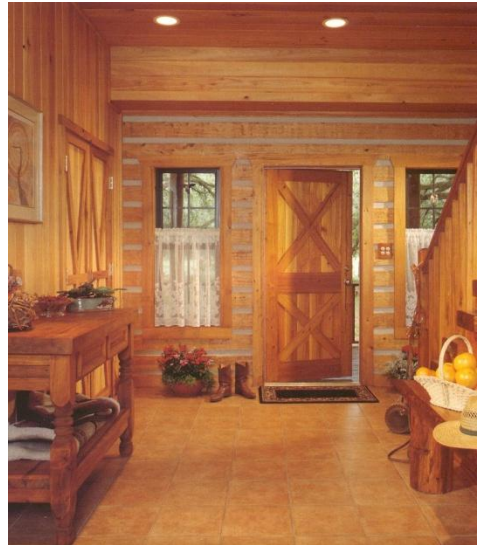
- 26 Interior doors. Solis colonial, raised six-panel, prehung, prebored.
- 27 Closet doors. Full louvered, single or multiple bi-fold.

MISCELLANEOUS INTERIOR MATERIALS:

- 28 Interior window and door trim.
- 29 Handrails, posts and vertical slats to stairs.
- 30 Stairs, treads, risers and stringers.

MISCELLANEOUS EXTERIOR MATERIALS:

- 31 Gables – full logs.
- 32 Dormer sheathing (not shown).
- 33 Fascia.
- 34 Exterior window and door trim.
- 35 Porch Trim.
- 36 Sub floor trim.



PORCH AND DECK SUPPORT:

- 37 Support posts.

OPTIONAL MATERIALS:

- Interior wall sheathing: 1" T&G, cedar shingles or weatherboard.
- Cedar shingles to roof – durability rating 40-50 years.
- Natural rustic posts.
- Aluminium clad windows and doors.

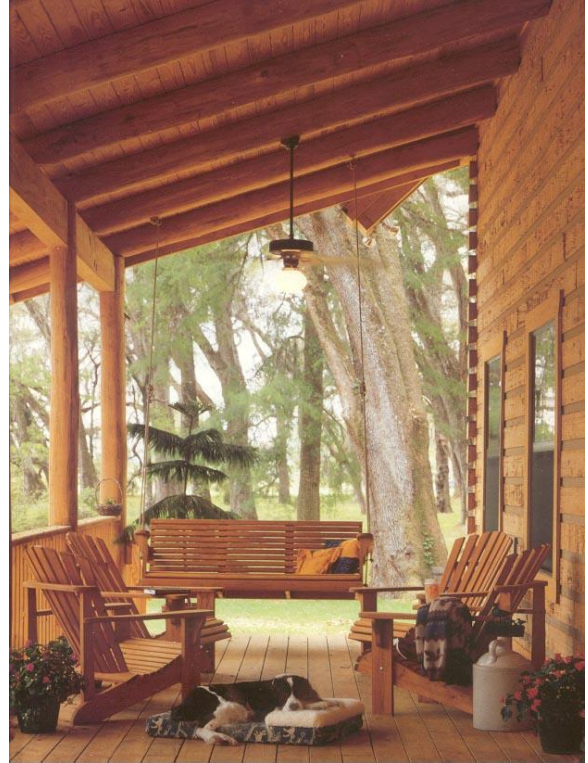


Indicative Prices:



With so many variables we are unable to cover all pricing options in this brochure. However, we provide a free design and estimation service and can provide quotations on request. As a very general guide prices can vary from about US\$ 23/sq.ft. to over US\$ 100/sq.ft. depending on the quantity, size, location and specification.

Contact details:



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