

LIVING QUARTERS



HANS ELLEHUUS BUILDERS (1992) LTD

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**“Deep summer is when laziness finds
respectability”
Sam Keen**

A reasonable proportion of our work revolves around maintenance or the results of insufficient maintenance. We cannot stress the benefits of adequate maintenance, but many folk become overwhelmed by it at some stage. We divide it into regular planned (eg – cleaning), major planned (eg – painting) and quick response unplanned (eg – blocked drain). Long term, you will save money if your home is adequately maintained. Over the next 12 months we will develop a monthly guide for you on our web site.



IN THE WORKS: Our latest project

This Birkenhead project is on track to complete within 3 – 4 months. Set in a heritage neighbourhood, the existing villa has been almost total remodelled and restored, as well as adding a 60 sq.m. extension to give spacious entertaining and outdoor flow. All new joinery needed to match the original double hung sash windows. A new villa style kitchen and scullery are ideal for entertaining. The bathrooms have high spec fittings and are wood panelled. 2.4m high bifold doors connect the interior to 2 decks. The house was re-roofed and fully insulated – floors as well. The clients have been living in their loft apartment over the garage, which we renovated for them last year.



SEASONAL MAINTENANCE:



Summertime can be an opportunity for major maintenance projects, such as painting. This may require some preparation or repairs to wooden structures.

OUR RECOMMENDATIONS:

1. Chimney sweep booked, now that fireplace seldom used.
2. Pest control – borer, spiders, flies, cockroaches – before they become an invasion.
3. All taps and hose fittings checked for leaks.
4. Check all joinery catches, security locks and lights before going away on holiday.

OTHER EXPERTS' TIPS:

FROM THE LAND SCAPER

1. Lawns – do not shave within an inch of their life as this will open them out to weeds and dry out the soil faster.
2. Potted/planter boxes – move to shade and arrange someone to water twice weekly whilst away. Only refresh when home from holiday.
3. Enjoy the fruits of your labours – the flowers, vegetables and leafy trees. Use your hammock/outdoor areas to read, eat, drink, play.
4. Gather any seed heads for autumn planting.



Summer is a good time to check the external condition of your home and book in a painter.

1. Check paint cover especially on bottoms of joinery. Any flaking areas?
2. Check all joinery for rot.
3. Ease any windows and doors that are sticking.
4. Clip bushes away from wooden areas and ensure soil isn't heaped against either weatherboards or bricks.

FROM THE PAINTER



DANISH CHRISTMAS PUDDING (Riz a l'amande)
200mls boiling water, 150mls short grain rice – boil 2 mins, then add 800mls milk. Cook until milk absorbed, stirring frequently. Add 3 tbsp sugar and a big handful of slivered almonds. Cool. Add one whole blanched almond and 600mls whipped cream. Serve with a jar of warmed morello cherries. Whoever gets the whole almond wins a prize.

THE GARDEN BENCH:



Congratulations to Rhoda and Graeme who won last season's Chopping Board.