

LIVING QUARTERS



HANS ELLEHUUS BUILDERS (1992) LTD

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**“Autumn... the year’s last, loveliest smile”
William Cullen Bryant.**

The continued interest rates of @5% have resulted in our renovation work increasing markedly this quarter. The longest drought in decades has a lot more ground movement than usual. Some home owners have reported joinery sticking for the first time ever. The recent rain should help swell the ground back to usual levels and remedy this.



IN THE WORKS: Our latest project

King Edward Ave, Epsom.

This bungalow needed extending to accommodate a large family’s growing needs in three areas.

At the front we added 90sq.m. in two stories, to give a generous workshop, garage, office, bedroom and bathroom.

Also at the front, we created a grand entrance with American oak flooring.

At the rear, the dining and living rooms were opened up with sliding doors.

Another office work station was installed. The entire house has been re-roofed and insulated.

We have also installed a pool house to accommodate a bathroom and screen the pump.



SEASONAL MAINTENANCE:



After a prolonged drought, the ground has moved. So it will not be unusual to find some joinery sticking at present. However, with the cooler weather imminent, this could change before the builder arrives to ease any windows or doors. It may seem odd to be preparing for winter rain.

OUR RECOMMENDATIONS:

1. Check roof is tight/not rusty.
 2. Check gutters are clear and maybe cut back overhanging trees.
 3. Check drains are clear.
 4. Assess your heating before the weather becomes cool.
- Homestar.org.nz is a quick programme to assess your home's efficiency.

OTHER EXPERTS' TIPS:

*From the
Arborist*

We cannot recommend Andrew of www.protree.co.nz highly enough. He advises –

1. As leaves fall, sap levels drop and trees become dormant, autumn is an ideal time to prune deciduous and fruit trees. Pruning now means better spring growth and health over summer.
2. Evergreen trees and hedges can be trimmed for light/to allow winter sun in.
3. Spreading the resulting mulch will help retain soil temperatures over winter.



An experienced insurance adjuster has advised that one autumn issue could be – Water damage – this causes an incredible amount of damage. Mostly due to a gradual leak, which doesn't become apparent before a lot of damage has occurred. If you are going away, turn off the water at the mains tap. Check gutters and drains are clear. Have any mouldy areas checked out. Check your insurance policy - most only allow \$3000 for gradual water damage, some \$5000.

*From the
insurance
adjuster*



FEIJOA CHUTNEY

Superb with all cheeses.

1. Leave covered overnight –
3kg peeled, chopped feijoas, 1kg chopped red onions, 8 julienned chillies, 2kg sugar, 2 tbsp sea salt, 300ml cider vinegar, 5 big lemons – juice and julienned skin.
2. Add remaining ingredients, stir well, put in non-corrosive oven dish –
10cm branch manukau, broken cinnamon quill, 6 crushed cardamoms.
Cook @160 3-4hrs until caramelised. Taste/adjust/bottle.

THE GARDEN BENCH:



We were proud to support the Magellan Institute for MS research again via The Great NZ Trek