

LIVING QUARTERS



HANS ELLEHUUS BUILDERS (1992) LTD

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“Spring has sprung and almost gone”

Wendy

Phases of development in a family home. Recently we commented to a young couple that a home goes from meeting the needs of a couple, to a family with very young kids, the teenage years, then on to the empty nest and occasional return of grandchildren. Spaces and storage need altering to fit as the years pass.



IN THE WORKS: Our latest project

Our Pt Chevalier project – nearly completed.

This ex-state house has been completely renovated, extended out the back and re-roofed. The client's young family now have 2 new bathrooms, 4 bedrooms, 2 living areas and a garage.

New aluminium joinery replaced existing wooden joinery.

It was a particularly straight forward project due to well organised clients, a flat section and all new joinery. The result being that we were almost 2 months ahead of schedule, allowing the clients to move in last month.

SEASONAL MAINTENANCE:



All houses, whatever their construction, need maintenance. Spring is an opportunity to not only plan summer jobs, but assess winter damage, such as gutters, pergola roof, rot around windows, how well the paint is holding out.

OUR RECOMMENDATIONS:

House envelope issues a priority.
Check roof for rust or looseness.
Check gutters.
Book chimney sweep.
Assess for painting – window and door adjustment/planning, putty repairs, rot repairs? Move any soil away from cladding.

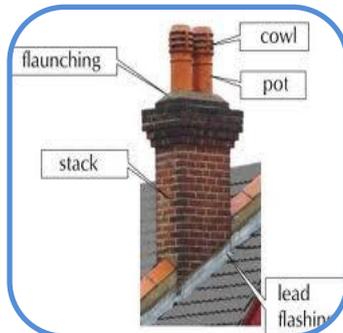
OTHER EXPERTS' TIPS:

From the painter.

Before the painter arrives, give yourself some time to both assess preparation and undertake it. It may take time for the builder, glazer, gib stopper or locksmith to arrive. There may also be some minor improvements to be made, such as creation of storage spaces or altering lighting placements.



From the chimney sweep.



To our dismay, we discovered this is necessary EVERY year. This winter, our living room became smoke filled. We had forgotten to have it swept last spring. It is worthwhile retaining the receipt alongside your home insurance policy.

THE GARDEN BENCH:

Garden Bench: If the recent Sustainable City showcase is a benchmark, our homes can be "greener" without looking like a Hobbit hole. You can start by obtaining a rating on your own home by going to www.homestar.org.nz. You may also find inspiration at www.sustainablecity.org.nz



Congratulations to Gabrielle / Mt Eden who won last season's Chopping Board.