

# LIVING QUARTERS



HANS ELLEHUUS BUILDERS (1992) LTD

[www.ellehuus.co.nz](http://www.ellehuus.co.nz) E-mail: [wendy@ellehuus.co.nz](mailto:wendy@ellehuus.co.nz)

17 Duncan Ave, Sandringham, Auckland, 1025

Telephone (09) 629-3210

Mobile (021) 760-661

GST No: 104-381-030

## WINTER 2014

**“There are two seasons in Scotland: June and winter.” Billy Connelly.**

How well did your house withstand the winter storms? I know Hans and I lay awake one or two nights listening to a piece of loose roof iron. First time we had ever heard that noise. Severe storms do make you aware of maintenance. Having even a simple schedule will help avoid the unexpected items – either large or small.

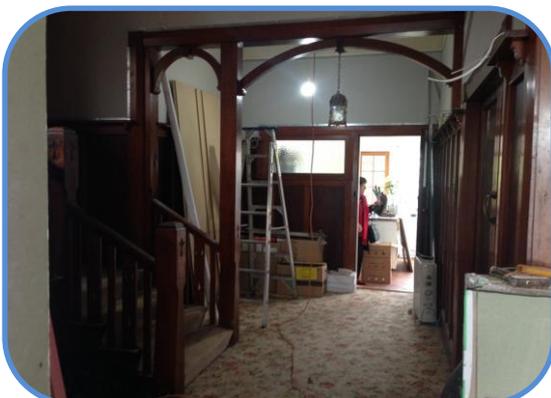


## IN THE WORKS: Our latest project

Corbet-Scott Ave, Epsom.

We are adding on a 25 sq.m. rear extension, which will give this family better connection to their swimming pool. We are also doing considerable internal remodelling of this lovely 2 storey English Cottage revival home. When complete, there will be three new bathrooms, laundry and kitchen. Celia Visser is designing the kitchen and bathrooms, so we know it will be spectacular.

As the family have remained on site, we installed a temporary kitchen and laundry for them. The wet and stormy weather has been a real challenge this winter.



## SEASONAL MAINTENANCE:



The stormy weather this winter may have exposed a few maintenance issues, such as loose roof iron, leaking downpipes, dislodged gutters, joinery repairs. Assessing and planning maintenance until year end means that expense and disruption can be managed.

### OUR RECOMMENDATIONS:

1. Check your roof, gutters and downpipes.
2. Check all joinery including catches and hinges.
3. Check for interior moisture – mouldy ceilings and signs of sub-floor moisture such as a musty smell.
4. Check sub floor vents are clear of debris, plants, earth.

## OTHER EXPERTS' TIPS:

*'from the  
Interior  
Designer'*

Celia Visser advises – now is an ideal time to assess for the warmer months. When spatial planning, think of how movement from indoors to outdoors will occur. Should your home be too small to contain everything you want, well planned outdoor areas can be used several months of the year. Some include bathrooms as well as kitchens.



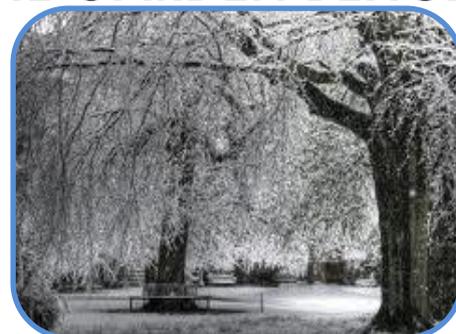
The majority of their claims are from water damage for a variety of reasons – rats eating through pipes in the colder months, clogged filters, blocked drains and gutters. If going away, consider turning off water at the mains and unplugging electrical appliances, such as hair driers. Fire claims are the next most common claim during the winter.

*'from the  
Insurance  
Adjuster'*



## THE GARDEN BENCH:

As our children's holidays managed to overlap for about a week, we decided to spend that time in Port Douglas, escaping the relentless rain. Of course, Annika and I discovered a bookshop and yet another cookbook – Hugh's 3 good things on a plate. It has brought back my enjoyment of cooking. We swam with reef sharks in a "meatball" of herrings at the inner isles of the reef. Literally breathtaking when they first brushed past us, but simply graceful and wonderful thereafter.



*Hamper and chopping board given in support of Tamaki Youth Development Sports fundraiser.*