



Newsletter
November 2002
Vol I, Issue II

14 Tongariro Street, Paraparaumu

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Welcome to the second edition of Homecreators quarterly newsletter. We hope this finds you and your loved ones happy and well.

The response to the first newsletter has been very positive. Thanks to those of you who gave us feedback and sent in your contact details with your preferred means of delivery. Some of you will now be receiving this issue of the newsletter via e-mail or by fax.

This month, we bring you the facts about the leaky building issue, Homecreators new office and more helpful tips for around the home. We hope you find this issue informative & look forward to receiving your feedback. Please e-mail or post, attention to: Ali Auckram.

Included in this issue is a client survey which we would really appreciate you completing. Your feedback is important to us and we are very interested in hearing your opinions.

Until our next issue take care and **have a safe and happy Christmas & New Year** with your loved ones. Your team at Homecreators.



HOMECREATORS NEW OFFICE OPENS

The move to the new office (down the driveway) at 14 Tongariro Street, Paraparaumu took place over Labour Weekend.

New Street Number

Only our street number has changed. The telephone and fax numbers remain the same. Our new address is 14 Tongariro Street, Paraparaumu.

Expanded Product Room

The new product room is larger and brighter, bringing a number of benefits to our clients.

The abundance of natural light is a real advantage for clients when viewing colour samples etc.

Having a dedicated product room allows the various displays to be regularly updated. This will minimise the risk of selecting a deleted product from a range and having to start all over again.

Off-road Car Parking

For your convenience off-road car parking has always been available at Tongariro Street. The only difference now is you will be literally parking at the front door!

Reception Area

No confusion in the new office as to where to go. You will be greeted as you step through the front door into the reception area.

Clients will be shown directly to a meeting room and subbies can now pick up plans from their personalised, wall mounted, mail slot, directly to the left of the front door as they enter the office.

THANK YOU

We always appreciate receiving feedback from our clients. This note is to acknowledge and thank those of you who have taken the time to put pen to paper to provide us with a written client testimonial; or who have verbally recommended us to friends, family and associates to have a home built.

A recommendation can provide a reassuring degree of comfort to the prospective home buyer.

If you know of someone thinking of building please let us know or pass on our contact details. Dave and Janette will be happy to meet with them and discuss their needs.

"Even if you're on the right track, you'll get run over if you just sit there."



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ROTTING BUILDINGS

There has been much political mis-information about the leaky building problem in New Zealand which has impacted on all homes, good and bad.

In my opinion, the single biggest problem in the building industry today is lack of supervision with the owner/builder, ie the labour only carpenter / plasterer / roofer / plumber, etc.

If building a monolithic type house it is critical for the subtrades to be brought together with the project manager / main contractor to work out what each party needs to make their product work.

In a labour only environment, this just simply does not happen and homeowners don't know what to look for.

Some homeowners think that the KCDC will check for good quality detailing when most of the problem areas are in places the KCDC will never see. Council staff are only on the job for a short time and have no responsibility over quality or project management.

As for the so-called rotting timber problem, timber frames are not designed and have never been designed to have water leaking through the building on to them.

All buildings leak, it is the degree to which they leak; how the building has been designed to cope with

moisture entering and exiting; and the quality of workmanship, detailing and appropriateness of products used in building a home; that will ultimately determine whether significant damage will occur or not.

High risk homes are normally on elevated & exposed sites; sites in a high wind zone; multi storey buildings; parapets; balconies; flat roofs; internal gutters; lack of eaves and inadequate flashings.

BRANZ has identified 9 high risk areas of a building: complex roofs, deck barrier/wall junctions; balustrades/parapets and handrails; doors and balconies; ground clearances; window flashings; penetrations (ie light fittings); roof/wall junctions; and complex building junctions.

The vast majority of our clients have brick homes with soffits built in a traditional tried and tested way. These homes are designed to leak through the bricks and around the windows as this system has a cavity behind the brick with weep holes at the bottom of the foundation to let water out. By allowing moisture to escape the building, water damage is avoided.

For more information on the topic you can visit the following websites:

www.weathertight.org.nz

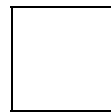
www.branz.co.nz

www.bia.govt.nz

www.weathertightness.govt.nz

As with any maintenance issue around your home, if you see any skirting boards that have swollen or notice signs of water damage or a leak in your home, please ring us immediately.

Have a great Christmas, Dave.



KITCHEN SAFETY

Avoid using electrical appliances on stainless steel draining boards next to a sink. If the draining boards are not earthed you may receive an electric shock.

MAINTAINENCE

Brick Cladding

To maintain the appearance of your brickwork use a dry brush (synthetic or natural bristle) to keep brickwork clean. Please note a wire brush may cause rust marks.

Avoid hosing bricks as this could cause efflorescence, an unsightly white blemish caused by salt leaching from the brick.



Coloursteel Garage Door

Washing a couple of times a year with a soft bristle brush will maintain the appearance and condition of your garage door.

"The man who views the world at 50 the same as he did at 20 has wasted 30 years of his life."