

THE HOME GUIDE

YOUR RENOVATION AND BUILDING RESOURCE



- > Valuable advice
- > Handy hints
- > Useful tips
- > Checklists

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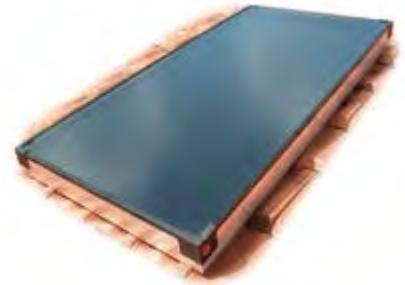
SPECIAL OFFERS



SOLAR GROUP

\$500 off all solar systems from Solar Group

This voucher cannot be used in conjunction with other promotions that we may have from time to time. Voucher must be presented when you are provided with your quote. **Offer ends 31 August 2015.**



HEATSAVERS

\$500 off ThermoWall insulation

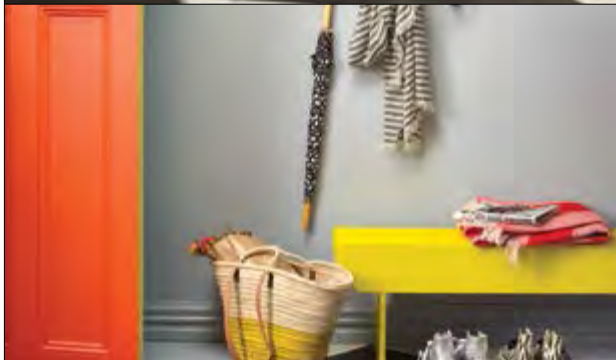
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FORENO

\$20.00 Cash back when you purchase a Foreno Tapware product valued at \$150 or more

Cannot be used in conjunction with any existing special price offer. **Offer ends 31 August 2015.** Voucher plus proof of purchase (till receipt) should be sent to: Foreno Tapware Cashback Offer, PO Box 4090, Whangarei 0141.



RESENE

Present this voucher at any Resene ColorShop to receive a **FREE Fandeck**. Free The Range fashion colours available at Resene owned ColorShops until 31 August 2015 or while stocks last.



HOMESTAR

How does your home rate?

Go to www.homestar.org.nz and join myHomestar for FREE! Get your own self-assessed Homestar rating with tailored recommendations to make your home warmer, healthier and more comfortable.

There's plenty of tips and advice for home improvement, energy efficiency and maintenance. You'll also receive bi-monthly news and updates on product discounts and the latest on home sustainability.



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WELCOME TO THE HOME GUIDE

Home renovations can be a goldmine – or a minefield. The difference is knowledge and a commitment to completing what you start. Planning is key – without it renovating can be costly and problematic, but done well it can increase the value and enjoyment of your home. The Home Guide is a great start and provides you with valuable information, tips, hints and useful checklists supplied by top industry experts. It will help you on your way to a successful and rewarding renovating experience.

2 PLAN TO PROFIT

How to approach your improvement projects with confidence.

3 KITCHEN PLANNER

A wish-list to help kick start your kitchen renovations.

5 CHOOSING CARPET

How to choose carpet which can add style, warmth and comfort to your home.

6 STYLE AND FUNCTION

Learn how selecting the right tapware for your bathroom is essential.

7 BATHROOM PLANNER

A checklist of things to consider when you're planning your dream bathroom.

9 BATHROOM PLANNING

A few things to consider when you are starting new or upgrading an existing bathroom.

10 PAINT COLOUR CUES

Paint colour cues for 2015 and beyond.

12 CURTAINS

Good quality curtains will cut down on maintenance and keep your rooms warm.

13 ROOM LAYOUTS

Changing the placement of existing furniture can enhance a home's appearance and flow.

16 SOLAR FOR EVERYONE

Learn why the perception that solar is too expensive is outdated.

17 THERMOWALL INSULATION

Is insulation in your ceiling and underfloor enough?

18 INSULATION

The benefits of having a well-insulated and ventilated home.

19 MONEY SAVING RENOVATIONS

Don't spend all your capital on improving specific areas and neglecting the important areas.

20 INSPECTION CHECKLIST

Take a close look at your property to identify the areas which need your attention.

22 LANDSCAPING

40 Ways to stretch your landscaping dollar.

23 GARDEN QUICKTIPS

Very useful tips to improve your gardening projects.

24 SAFE, SOUND AND SECURE

Learn how good design and well-considered renovations will add value to your property.

25 BUILDING NEW AND MAINTENANCE

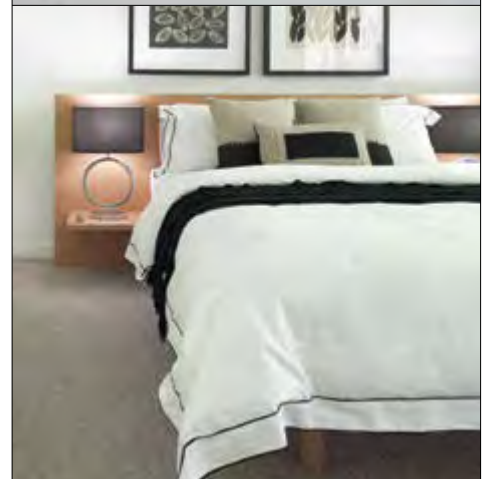
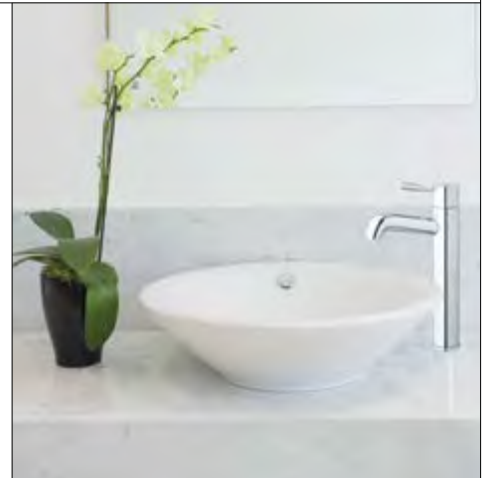
How to proactively, cost effectively, and confidently look after your pavlova paradise.

27 DIY SAFETY

29 ESTABLISH A RESOURCE FILE

Keeping product information together is an essential step towards good planning.

29 HOME SHOW EVENT CALENDAR



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PLAN TO PROFIT

Inexperienced or existing home owners need to approach their improvement projects with confidence.

Seek professional help

All major (and some minor) renovations have rules and regulations, and if you don't follow them, they can have serious and costly repercussions. A common misconception is that seeking professional advice is expensive – don't go broke saving money! There are many experts who charge little or nothing for invaluable advice.

Before you start on any upgrading projects, we suggest that you obtain a full maintenance inspection from an accredited building surveyor (such as Realsure). You must establish whether your home has any urgent or pressing matters that need attention before you spend all your available capital in the wrong places.

Planning is key

Before you decide on a renovation plan you need to consider how long you intend to stay in the property. If it is a 2 – 3 year project (do up and move on) your plans may differ from those you make if you have found your dream home, and intend to stay there for the next 10 years or more.

Some homeowners rush into major renovations without too much forward planning, and usually the result is they overspend in one area and end up with a semi-completed home.

You need to ask yourself some basic lifestyle questions:

- > What areas in the home need the most attention?;
- > Do you entertain a lot? (*Increasing the size of a deck, developing an open plan kitchen or converting a bedroom to a separate dining could be useful*);
- > If there are children – what are their needs? (*Security, open play areas, playrooms etc.*);

- > Do you have a lifestyle which involves spending a lot of time away from your home? (*Security and low maintenance improvements could be a priority*);
- > Do vehicles play a large part in your lives? (*If one partner has a collection of valuable vehicles and the other desperately wants a kitchen makeover – how can you factor in both requirements?*);
- > Do you have plans to upgrade your furniture? (*Maybe a fresh coat of paint for some pieces and new throw covers for old couches could be an interim measure. Badly maintained furnishings will look particularly untidy in a freshly decorated room*);
- > If you intend to carry out a major renovation when do you plan to complete the work?;
- > Is the noise from passing traffic a problem? (*Building a garden mound and planting hedging or shrubs on top of the mound may be a cheaper and more instant solution than building an expensive boundary fence*).

When you are new to your home make sure you don't undertake too much too soon. It is wise to live in a home for at least six months before undertaking any major changes – take a bit of time to familiarise yourself with the layout, flow and seasonal influences.

Scale and Proportion

Scale and proportion are important individual elements that go hand in hand.

Continuity and flow between areas (*similar colours, floor coverings, light fittings etc.*) make a home appear larger, but if individual elements are not in scale with the size of a room, the whole effect will be lost.

- > Scale is the size of a piece in relationship to the overall room;
- > Proportion is the relationship between the size of pieces in a room.

All items, including furniture, wallpaper and window treatments should be scaled to the size of the room and proportional to the other items in the room.

For example, some wallpapers with large bold prints can dominate a small room, but may work well in a large room. You should consider the size of a room and the effect you want to create when choosing wallpaper.

Window treatments and windows should also be scaled and proportioned to the room. A large picture window decorated with heavy layered drapes can overpower a small 3m x 3m room. Conversely, one small window with café curtains will be lost in a 6m x 5m room.

Everyone has their own ideas on style and design. There is no absolute right or wrong answers – some decorating choices work in spite of themselves, but if you walk into a room and your first impression is "Whoa – this is far too overpowering" you're probably right!

Safe, Sound and Secure

Good design and well-considered renovations will add value to your property and to your lifestyle. Planning and implementing changes that incorporate sensible safety and security measures will enhance the return on the investment, in time and money that you will receive from your property upgrades.

Investment in sensible design and safety decisions is essential in today's environment. Many sectors of the community are affected from financial and personal stress brought on not only by economics, but also our aging population and a lack of basic DIY skills.

It is all very well to focus on adding value to your property from an aesthetic point of view, but sometimes pleasing to the eye is not always practical.

Property owners who incorporate a holistic approach to ensure they have a safe, sound and secure home will benefit not only themselves but also the future residents of the property. Approached sensibly and correctly the value you can add to a property using this approach will be worth more than any other investment you may have contemplated in the past.

It is important that you follow these basic principles as part of your renovation or improvement plans. Think of the long-term implications of the decisions you make today – are they going to suit the needs of you or your family in ten or twenty years time? Even if you are not making improvements to suit your current situation, research your potential market, and ensure that the improvements you make are suitable for the needs of the widest range of potential buyers. ■



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KITCHEN PLANNER

Before you start ask yourself how you will use your kitchen and what sort of look you want. How many people do you usually cook for, how many of you cook, do you have any special needs (such as higher benches) and do you like to cook together? What sort of cooking do you like to do – and do you entertain a lot? What other activities will take place in your kitchen – dining, paperwork, using a computer? Here's a wish-list to help kick start your planning.

	Essential	Nice to have	Not Important	Comments
How many cooks, any special needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
More bench space, island bench	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
New bench tops – laminate, wood, granite, concrete, Corian	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
New sink, double sink	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
New taps, pull out faucet for rinsing, water filter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dishwasher, all in one or separate drawers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A wall oven and hobs, or all in one stove	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Microwave, grill oven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ventilation, rangehood or downdraft	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Appliance cupboard for smaller appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Space for special appliances such as coffee machine	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Waste disposal unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Built in rubbish bin, recycling bins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
New cupboards, or new doors and handles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A big pantry that's easy to organise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lots of drawers or pull-outs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Big pot drawer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shelves for cook books, jars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fridge, freezer, separate drink fridge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Natural light – big windows, skylights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
General lighting, feature lighting for effect, dimmers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Good task lighting – work areas, pantry, cupboards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plenty of power points – benches, pantry, appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cables for TV, Internet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Eating area, sit at bench top	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to entertaining areas – indoor, outdoor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Family living area, TV area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Home office, computer area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Entertaining area, bar, drink storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall finish – paint, paper, tiles,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floors – tiles, wood, cork, vinyl	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors – wood, painted, glass, laminated board	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Window treatments – blinds, curtains, sun protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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Evel Knievwool *n.* A daring stuntperson, urged on by the thought of a cushioned landing on soft wool carpet.

Overtones' chunky loop pile combines thick and thin yarns in contrasting earthy tones. The result is a smart looking carpet with superb durability that is perfect for busy households. See the complete carpet range at www.cavbrem.co.nz or phone 0800 808 303 for store locations.



**CAVALIER
BREMWORTH**

New Zealand's pure wool carpetmaker.

CHOOSING CARPET



Carpet can add so much style, warmth and comfort to your home. Choosing which carpet is best for you can often be a daunting decision when confronted with such a large array of carpet styles.

Your carpet plays a major part in the total interior 'look' you're trying to achieve. It should work with your décor, with your lifestyle and family situation. Most importantly you should love the choice you make.

Colour

Colour is the key decider for many people when choosing between carpet styles. Here's some things to note:

- > Darker colours will make a room feel smaller and cosier;
- > Lighter colours create a sense of space and light;
- > Make sure you take a sample home and look at it in both daylight and under artificial light, and in different areas of the room;
- > Carpet can appear up to 20% lighter when laid on the floor so what appears dark in a sample may end up looking more mid-tone when installed.

Why not experiment with our online 3D Floor Designer tool on our website at www.cavbrem.co.nz?

Style and Texture

There are three different types of construction, all with different features.

- > Cut pile carpets – A cut pile carpet generally has a more luxurious feel than other styles of carpet. Cut pile carpets can vary from a resilient hard twist (which has the equivalent of a 'perm' to hold the twist in), to a softer plush pile (where the fibres stand up straight) or a deeply sensuous shagpile. Cut pile carpets do show footprints more readily which can vacuum out, but are also subject to a condition known as 'shading' or 'permanent pile reversal' where areas of pile bend and catch the light differently. This is a standard characteristic of cut pile

carpets and you need to be aware of this before you buy – it is not a manufacturing fault. Plush pile carpets (which have a soft velvety feel) are particularly prone to this whereas hardtwist cut pile carpets will show much less. There is no way of predicting how much a carpet will shade once it is laid, and theories abound as to how it occurs – but no solution has ever been found.

- > Loop pile carpets can offer a classic or casual look depending on the style – level loop pile or textured loop pile where there is a variation in the height of the loops. Loop pile carpets are easy care, don't show footprints and are particularly suited to busy homes or those with young children. But be aware that some loop pile carpets – particularly ones with uneven loop heights can be attractive for cats and dogs to get their claws into.
- > Cut and loop pile carpets combine aspects of both of the above – the cut pile contrasting with the loops to create a distinctive pattern which will retain its crispness on the floor. A mix of textures here creates added interest and (depending on the pattern) can range from the boldly dramatic to a classic and tailored look.

Quality

The weight and grading of the carpet are the most reliable indicator of the carpet's ability to perform well, irrespective of the style. Carpets

graded Extra Heavy Duty contain more fibre per square cm – and being denser will last longer. Generally speaking, the heavier weight the carpet is the better quality it will be.

Price

Quality really does pay for itself. If you're planning to stay in your home for any length of time, you want a carpet that will last the distance and still look great in five or ten years, not shabby after two. So while price is a critical decision factor, you need to be confident that saving a few dollars now, won't lead to disappointment in the very near future.

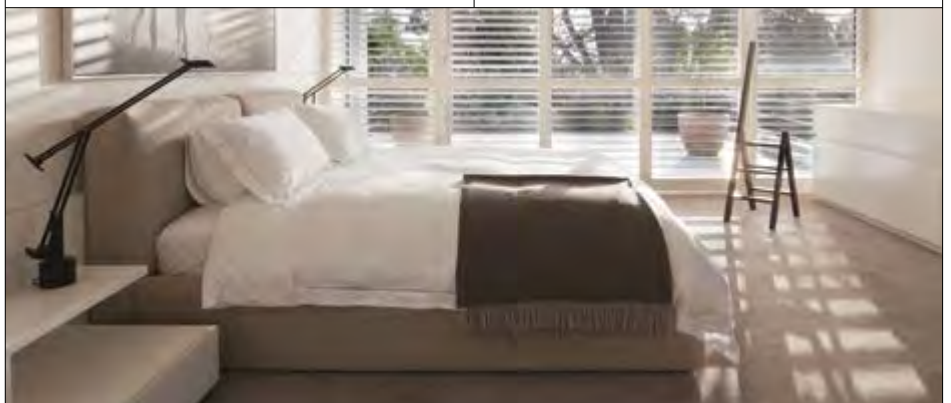
Fibre choice

Both wool and synthetics have their advantages and disadvantages. Wool is a natural fibre that breathes helping create a drier and healthier indoor air environment. It acts as a natural humidity regulator – keeping your house warmer in winter and cooler in summer. It can absorb up to a third of its own weight in moisture without feeling damp or cold, and it releases the moisture back into the air when the atmosphere dries out. The temperature variations between summer and winter with wool carpeting are much less than with man-made fibres, ensuring it doesn't get overly hot or cold.

Wool carpet is easy care and most spills can be cleaned up if they are attended to promptly. Solution-dyed nylons are the most stain-resistant but no carpet is completely stain-proof and all come with certain stain exclusions. Synthetic carpets that are not solution-dyed are unlikely to carry stain-resistant warranties.

Wool as a natural fibre will exhibit some fading over time, especially in areas exposed to strong UV light. Synthetic carpets that are not solution-dyed can also fade. We recommend the fitting of UV protection to windows and doors if you do not have solution-dyed nylon carpet.

For more information on how to choose, please visit our buying guide on the Cavalier Bremworth website www.cavbrem.co.nz ■



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STYLE AND FUNCTION



Traditional bathrooms certainly don't have to be unstylish or dated. Instead beautifully designed bathrooms often incorporate the best of modern design, creating a timeless and elegant space.

Large wall to floor showers with glass dividers are currently a must-have item for bespoke homes. An inherent approach to maximising space, they also add a sense of style and luxury. A double head shower is of course, the natural choice for these large showers. Paired with tiled walls and a neutral colour palette, a spa-like atmosphere is created - and who wouldn't want to come home to that!?

A well-chosen tap can really make all the difference in pulling your whole look or style together. So make sure you check out the range from Foreno today at foreno.co.nz. For more styling ideas and features, be sure to check out the Inspiration page! ■

As the smallest room in the house, the bathroom is extremely important to get right. Creating a space that is both functional and practical ensures that you have a stress free start to the day and you are able to bathe away your troubles at night!

Tapware is integral in helping to tie the whole look together. Whether you prefer a more traditional interior style or you like the clean lines of a more minimalist look, Foreno have the tapware for you. Our design team travel the globe to bring New Zealand a range of superior

quality tapware for every taste and budget.

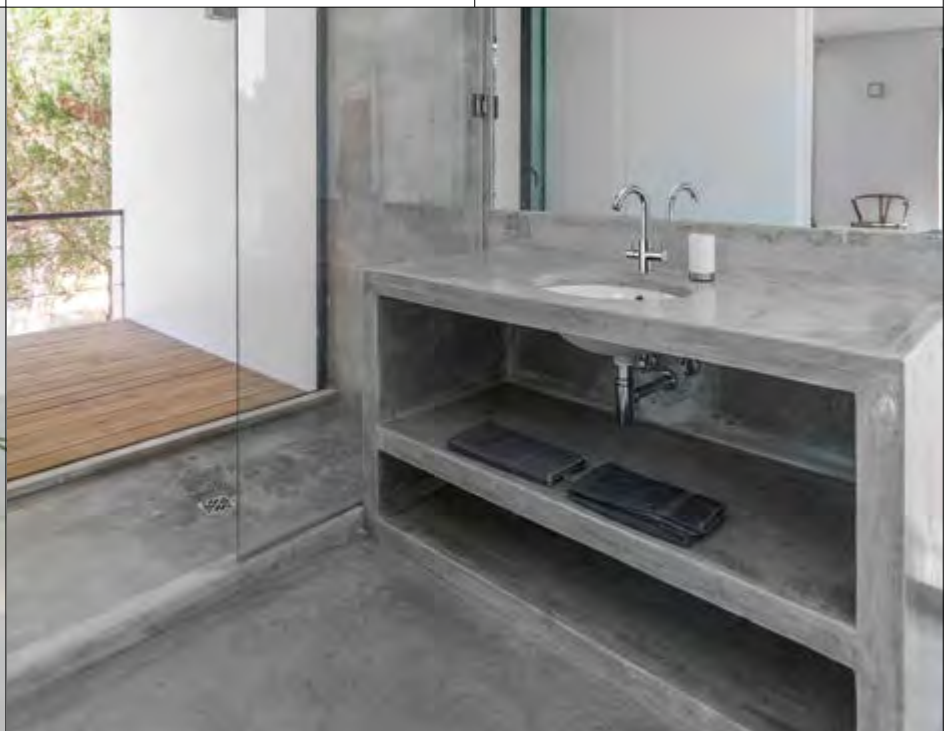
If you are looking to make a statement in your bathroom, a freestanding bath mixer to accompany your freestanding bath is the way to go. Adding a sense of luxury, freestanding bath mixers are also highly practical as they come equipped with a handy additional shower head, great for rinsing your hair or washing the family pooch!

Foreno also offers a great range of period style tapware for those homeowners choosing to stay true to the heritage of their home.



Watermark Certified Tapmakers

Freephone: 0508 FORENO
Phone: (+64 9) 470 2090
Freefax: 0508 642 437
Fax: (+61 9) 470 2010
Email: info@foreno.co.nz
Website: www.foreno.co.nz



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BATHROOM PLANNER

What do you need to think about when you're planning your dream bathroom? It depends on the purpose of the room – is it an ensuite, main bathroom or a guest bathroom? And how many people will be using it at the same time? Here's a list of the sort of things you may want to consider.

	Essential	Nice to have	Not Important	Comments
How many of you use the bathroom, any special needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
How many will use the room at the same time?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
New vanity – more bench space, drawers, special tops?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
New basin – double basin, wall hung, what height?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
New toilet – wall hung, separate toilet room?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bidet – wall hung?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
New bath – spa bath, room for two, any special style?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
New shower – walk-in, room for two, tiled surface?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shower head – water saver, massage unit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
New taps, mixers, faucets for shower, bath, basin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
New hot water tank, electric/gas, instant water heater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Towel storage – rails, heated rail, shelves?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dressing – full length mirrors, robe hooks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Make-up – storage, mirror with lighting, bench space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shaving – storage, mirror with lighting, shaver point	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hair drying – storage, RCD power point	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Laundry area for dirty washing, ironing, cleaning items?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Room for exercise equipment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shelves for display	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Space for other items – bathroom scales, rubbish bin, radio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lockable medicine cabinet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Heating – under floor, radiator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ventilation – vents, an automatic fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Showerdome?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Natural light – windows, skylights, glass bricks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows – view to outside or frosted glass?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other privacy considerations – part-wall for toilet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
General and mood lighting, task lighting dimmers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wiring – for RCD power points, new lighting, appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall finish – wet surfaces, paint, paper, tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floors – tiles, wood, cork, vinyl	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Window treatments – blinds, shutters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Make a small space look bigger

- > Choose wall hung fittings – they make it easier to clean the floors too.
- > Use large size floor tiles rather than small ones – they add drama and trick the eye.
- > Make the room light – pick light colours and fittings, add a window or skylight.
- > Add a big mirror – putting another one on the opposite wall magnifies the effect.
- > Visually extend the room by giving it an outlook – a window or screened off garden perhaps?

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Here's another thing people often ask about Showerdome

Q

“Where does all the steam go?”

A

“That’s an easy one. There isn’t any!”

Steam is only created when you mix warm moist air, with cold air.

Showerdome is the barrier between those two air masses, which means no steam in your shower, or your bathroom.



For a drier, warmer, healthier home, insist on Showerdome



“I Looovvveee it!!

It’s so warm in the shower now and I no longer have to turn it up so high. No steam in the bathroom means you can see yourself in the mirror. I don’t need the heat lamps on in the bathroom any more, and the best thing is the saving on the power bill. ”

**shower
dome**

0800 541 2233 or visit
www.showerdome.co.nz

BATHROOM PLANNING

The bathroom is an important room in any home (they are also one of the most awkward rooms to design). Most are small and require careful planning to make them workable. The renovation process can be very disruptive and, unlike cosmetic redecoration, if a mistake is made it is not easy to change.

Another major problem is the hidden and unexpected problems which can arise from removing and replacing existing bathroomware. Because the room is a wet area, undetected and severe water damage may have been occurring for years under showers, baths, toilets and vanity units and when you remove the units you may be faced with unexpected and costly structural rebuilds. Sometimes the damage is impossible to detect – as with all your major renovation projects, you should seek the advice of a building professional before you decide on a bathroom renovation.

Tapware

In an otherwise plain bathroom, tapware can spruce up the effect. If the cabinets are sound, replacing tapware and handles can have a dramatic effect. Good tapware is crucial both as a working element and to complete the style of a bathroom. Some taps do not work with existing plumbing arrangements – before making the final purchase, you should ensure your tapware choice is compatible.

Bathroom heating and ventilation

Being a high moisture area effective heating and adequate ventilation are essential. Modern homes are particularly vulnerable to mould in damp areas (because they are draft free), so ensure you factor these into your design. A simple and cost effective installation of a Showerdome can make a huge difference to many bathrooms!

Creating the final effect

Once you have decided the changes you wish to make and the type of products you want, create

a 'Colour Board' such as interior designers use. You should cut out magazine pictures of all the ideas and colour choices you want for the room and stick them onto a board (many companies supply small samples free of charge of the materials to be used). Even if you use a professional to design the area – you should spend the time deciding on the effect you wish to achieve. Place your final design board in the bathroom for at least a few days so you can visualise the final effect.

Updating Existing Bathrooms

Removing clutter

Most bathrooms seem to collect clutter (shampoo soldiers, almost empty makeup or hygiene products, back scratchers that Aunt Mary gave as a Xmas present etc.).

The best way is to remove everything from drawers, countertops and inside the vanity. Then start with a plan to place frequently used items in the most convenient place.

Review the storage options and purchase some appropriate storage solutions such as drawer dividers, see-through bins, hooks, trays, and decorative containers for the countertop.

Inside a vanity or cupboard is the perfect place to install some of the storage products available (clear plastic drawer units, large round turntables, see-thru boxes, and bins of all sorts).

Towel Rails

Install extra towel rails (on the end of a cabinet, behind or on the back of a door) anywhere that won't interfere with cabinets or heating vents. Hooks are ideal to hang a robe or extra towel (behind the door, next to the shower, near the sink). Towels hanging on rails or hooks look neater than draping them over the bath or shower stall.

Furnishings

Larger bathrooms can benefit by using furniture. A small chest or wall cupboard may fit into an empty corner or along an unused wall. Furniture can add both storage and style, and warm up the space.

Flooring

If the bathroom floor has seen better days (and finances are limited) covering it with a large cut-to-fit bathroom rug, vinyl tiles or even purpose designed paint are some options.

Add colour

Replace or update the towels – buy new towels in colours to coordinate with a new window treatment or shower curtain. If the towels are fine, then simply add a few smaller accessory towels in coordinating colours.

Replace the handles

If the drawers and cabinets are sound – new hardware is effective without breaking the budget. Make sure all the knobs or handles match for continuity.

Update towel rails

For some reason many bathrooms have a variety of towel rail styles (in older homes they may have been there for years). Replace old towel rails with something new and stylish.

Replace the mirror

Moisture affects many bathroom mirrors (especially the older style). Replace old mirrors (the bigger the better providing they are in scale with the rest of the room).

Containers

Hide essential items inside decorative containers (cotton balls in a ceramic jar, cotton buds in a metal box, facecloths rolled up on a pottery tray, liquid soap in a ceramic container, eyeliner pencils in an earthenware mug, or cosmetic items inside a lidded basket).

Accessories

Unusual accessories can be quite effective in bathrooms (A wine rack for rolled up towels, attractive vases can be layered with sand and shells or moss and twigs for an inexpensive decorative feature, ceramic planter pots for toilet rolls or as a wastebasket).

Shelving

Depending on the size of the room a small bookcase could be useful for towels or a shelf to hang over the toilet suite. (Don't clutter the window sills – it is easier to open a window for ventilation or clean the surfaces if you don't have to move a whole lot of ornaments).

Artwork

Plain bathroom walls can be enhanced with some framed prints (although I don't suggest using any precious art as the moisture will ultimately cause damage). ■



Bathroom before.



Bathroom after.

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PAINT COLOUR CUES

The trends have come around to perennial favourites – deep blue reds, the striking tone of black and near black, the soothing restfulness of duck egg blue and greyed blues and the bold pops of orange and yellow to add a touch of upbeat liveliness.

Remember your childhood... that playful streak, your willingness to embrace the new and the joy and wonder in the smallest of things? Embrace your inner child (it's still in there somewhere!) and be spontaneous, add that bold happy colour you've always loved for a touch of fun. Sure it might not last 10 years but the enjoyment you'll get out of it in even a short period will far outweigh feeling trapped by safe choices. Colours should inspire you, help you feel at home and reflect who you are.

There is a sense of rejuvenation and reintroducing happy memories of the past to the present, bringing the favourites from our childhood into the lives of our own family.

Dusty and smoky, there is a new palette of colours coming through that feel timeless, gently weathered and softened over the passage of time. Easy to live with and coordinate, they're a sophisticated alternative to cleaner pastels. They bring with them a sense of being more grounded and less airy than the pastels of recent years.

Reds are strong and powerful, with influencing blue tones, such as popular Resene Pohutukawa and Resene Jalapeno. Fire engine red is not to be ignored with hues such as Resene Havoc.

The bold pops of colour are still popular for a quick hit of uplifting colour and as a useful device for wayfinding, with colours such as Resene Daredevil and Resene Turbo perennial favourites.

Browns are turning more yellow toned, making them more complementary with wood. Warm dark browns, such as Resene Sambuca, are sought after; an excellent sophisticated pairing with timber or to contrast other colour choices.

Grey has hidden depths; sometimes blue, sometimes green. Once the complement, it's now a feature. Deep grey, such as Resene Gumboot, appeals to those who yearn density and depth but don't want to commit to the starkness of black. We're seeing the tones of beige turn greige as they cool into greys and



lose some of their warm beige edges. Beige is still big, but greige offers a new sleeker alternative for those looking for something new.

When it comes to green, the coming trends are diverse. On the dark side there are the earthy camouflage and nature inspired shades that would look right at home in the deepest jungle with hues such as Resene Seaweed.

On the lighter side there are the striking bright look at me greens, such as Resene Limerick. For something a little more restful there are fresh mint and airy greens, such as Resene Kandinsky

and Resene Secrets, light on the senses.

Neutrals as always are the balance. The backdrop to the brights, your favourite accessories, the respite from busy life and the soft cocoon you can use as a launch pad as you progress down the path to bolder choices. Blackened neutrals such as the Resene Black White and Resene Alabaster colour families are on the upswing and work well with the deep grey accents.

Use colour blocking and stencilling to combine favourite colours and really show off a



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FOR 2015 AND BEYOND

space. Stripes once strictly only for wallpaper, are increasingly being painted on in a range of hues and widths for a personalised look. While vertical stripes have been traditional, they're finding themselves reinvented and rotated into the horizontal. No longer limited to just walls, stripes have found themselves onto the floor and more recently even ceiling areas, making the most of the canvas available. Transform all your surfaces into the artwork, don't let your creativity stop at the wall.

Ceilings, once pure white, are increasingly at least tinted to neutral hues and increasingly being painted to complement or accent the wall colour. In bedrooms and living areas, wall colours that extend from the walls onto the ceiling, create a sense of cosiness and a relaxing cocoon of colour. Bold feature colours on ceilings are the next frontier for colour lovers, a new twist on a feature wall.

For many natural surfaces, the look is pared back and minimalised. Rather than covering up the raw beauty, the key is to enhance it. Natural materials tend to show their age very quickly, so the trend is to finish them in clear finishes to protect them into the future so they keep their natural good looks for longer. Think concrete wax on concrete floors and benchtops, clear finishes on timber and water repellents on



exterior concrete, protecting the surface but not changing the aesthetic; keeping the look true to the original character.

Where walls once used to be just a pretty colour, now they are becoming part of the function of the house, particularly in the heart of the home or office where people congregate. Think a write on whiteboard in

Resene Write-on Wall Paint painted onto your office meeting room or your kitchen wall for reminders, notes and sharing information. Or for the more nostalgic, a blackboard wall in Resene Blackboard Paint taking you back to the days of your childhood, where life was all about being hands on and creative, rather than being tethered to technology.

Where once there were rules, guidelines and boundaries, now there is free will, free choice and endless possibilities. The only limit is your imagination.

So throw off the shackles and dive in; a world of colour is waiting for you.

View all these colours and more at your Resene ColorShop, www.resene.co.nz, 0800 RESENE (737 363). ■



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CURTAINS



Resene Tease – Flame.

Quality v Cost

Good quality curtains will cut down on maintenance, keep rooms warm, and reduce water related damage (if installed correctly).

Full length curtains are more efficient at keeping in warmth and they make most rooms appear larger.

Investors: Where possible all curtains should be the same length and also full length (down to the floor). If all curtains are the same length (colour, style etc.) you can rotate them within the property ensuring they last longer (e.g. move the curtains from a sunny lounge to a south facing back bedroom). It is also possible to replace one damaged curtain instead of an entire room.

Pelmets

To cut down on condensation and mould damage, put up some pelmets (remember the old fashioned pelmets we pulled out of so many of the older properties?)

They work like this – cold air is sucked in under the bottom of the curtain, it moves up between the back of the curtain and the window warming as it rises (causing condensation). It then continues straight out through the top of the curtain and is released into the room (usually carrying on up to the ceiling). More cold air is sucked in the bottom of the curtain and the process begins again.

If there is a pelmet at the top of the curtain

rail – the warm air is trapped, and there is nowhere for the cold air to flow – simple – but it works!

(Flounces draped across the top of the curtains can perform a similar task to pelmets, and can dress up an otherwise boring room).

Colours and materials

Choose curtains that follow the same colour rules as your paint choice.

Buying cheap curtains may seem fine for a short time, however in the long term, the colours often fade or the curtains become damaged, and you will have to replace them.

Investors: Purchase neutral curtains made from material which is readily available such as a good quality Calico. If a curtain is damaged, you can just replace one curtain as opposed to replacing an entire room.

If you buy floral or coloured curtains, you may not be able to find an exact match to the colour or pattern you originally purchased.

Spend on linings

It is preferable to purchase good linings for curtains.

Sew curtain tape at the top of the lining and use curtain hooks to attach the lining to the main curtain. This will enable you to detach and replace the cheaper lining without having to replace the main curtain (usually it is the linings which get condensation, mould and sun damage and sometimes it is impossible to freshen them up).

An option is to purchase double curtain rails – but often the lining material is not pulled fully closed, and the good main curtain will suffer damage.

If a property is susceptible to mould and condensation damage from damp winter conditions – there are mildew guard polyester lining fabrics which claim to be: mildew resistant; light to wash; and last longer in the sun than cotton linings.

These linings are quite a bit more expensive than cotton, but ideal if the problem is costing a fortune in new drapes.

Rods and rails

Incorrectly installed curtain rods or rails can pop plaster board lining out from behind a window architrave.

Purchase good quality metal curtain rails – plastic rails do not stand up very well to rough treatment (e.g. in children's bedrooms).

Lengthen mounting brackets to their maximum limit. Rails held out by heavy wall mounting brackets will keep curtains from lying against the window (causing moisture damage).

Extend curtain rails beyond the window frame so when the curtains are open, they are against the interior wall (not $\frac{1}{4}$ or $\frac{1}{2}$ way across the window). This will allow maximum light, give rooms a spacious feel and reduce moisture damage.

Some homes do not have Lintels above the windows – you should ensure you find adequate studs to firmly secure rails.

If you are replacing wall linings – put in an extra nogg between the lintel and the stud for easy curtain rail attachment.

Ensure your curtains have a full complement of curtain hooks – lack of curtain hooks can cause curtains to tear when pulled.

Curtain quicktips

- ✓ Ensure curtain rods are extended beyond the edge of the windows.
- ✓ Full length curtains are better than curtains which reach the window ledge.
- ✓ Pelmets are excellent to reduce condensation.
- ✓ Quality curtains can be professionally dry-cleaned and repaired – and can look like new.
- ✓ Use heavy duty curtain rods and extendable wall mountings.
- ✓ Blinds are handy for awkwardly placed windows and where there is limited space.
- ✗ In the winter, the worst culprits for curtain damage are the combination of a modern home closed up all day while the occupants are at work, and on their return they fire up the gas heater on full – welcome window waterfalls! ■

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ROOM LAYOUTS

Changing the placement of existing furniture can enhance a home's appearance and flow better than any other design choice.

Your lifestyle should be considered when you decide to make changes:

- > In which rooms do you spend the majority of your time?;
- > When you are in these rooms, what is your major activity? (*Watching TV, reading, listening to or playing music, enjoying a view, entertaining, cooking etc.*).
- > What are the climate influences on the room? (*Does the sun stream through the windows in the morning or afternoon? Is it a cold room in the winter?*)
- > Are you achieving the maximum benefit from your living spaces? (*Has the existing furniture taken over the room making it unusable?*)
- > By moving some of the furniture – could a room have an alternative or more practical use? (*Some redundant family rooms can be transformed into an office/study or formal dining room*)
- > How often do you use your formal dining room? (*Could you take out the extensions on the table, remove the surplus dining chairs and increase the flow or spacious appearance of the room?*)

If you rush in and completely revamp a room layout without taking into consideration these factors, you will be wasting your time if the ultimate result does not fit in with your particular needs.

Redecorating provides a perfect chance to make changes to furniture arrangement – like an artist with a blank canvas – you can carefully consider what pieces should be returned to a room.

Seasonal room layouts are a way to freshen up living areas. Move the furniture close to the fireplace or TV in the winter, and place it further back or position it towards a view in the summer.

Planning the Space

Good furniture arrangement begins with analysing the space and the contents of the room – how many people use the room, how does the traffic flow, and how it is used. Determine the focal point of the room and find the main element that draws your immediate attention. If the room has an attractive feature (such as a fireplace or picture window), centre the furniture arrangement around it. If it doesn't have a focal point, endeavour to create one with furnishings. Interesting window treatments, a nice display of artwork, or an elegantly styled bed can help define a space.

Balance

Balanced rooms are more pleasing to the eye and make more effective use of the available space.

Tall or heavy pieces should not all be in the same area of the room. Mix larger and smaller pieces throughout the room, keep in mind the scale of the items you put side by side. Don't place a dainty round table by an oversized armchair. A big chair will require a larger end table. Grouping smaller items can balance out a heavier item. Two small armchairs and a table balance a larger lounge suite.

Make sure the colours and patterns balance throughout the room.

Try to avoid leaving pieces of furniture sitting alone. Connect the pieces by placing tables or lamps nearby (if the lounge suite is in the middle of a room facing the fireplace, anchor it by placing a table behind it).

Small rooms do not benefit from angled furniture – for every lounge chair you place on an angle you could lose around 1sqm of floor space (unless you can utilise the dead space behind the piece).

If the room is curved or has a large bay window, a round or semicircular furniture arrangement may be suitable.

Rooms are more attractive if they are not overfilled with furniture. If there is a piece that

throws out the balance of the room or is seldom used, you should consider moving it to another room, storing or disposing of it.

Furniture Placement

Think about the traffic flow. The paths need to be around 50 – 60cm. Try to ensure the major traffic path does not cause disruption to user's of the room (*if everyone leaving the room has to walk in front of the TV or step around furnishings it will soon become very irritating*).

- > Arrange the major pieces of furniture in a room first.
- > Allow around 35cm – 45cm between a coffee table and the front of the lounge suite.
- > When creating conversation areas, keep furniture pieces within 2.5m of each other so people can talk comfortably when seated. Remember to keep pieces facing each other when possible, instead of side by side. You may need to include side tables beside the seating so people will have a place for food and drinks.
- > Allow sufficient space in front of chests to allow doors and drawers to open easily.
- > It is recommended that the distance between a television and the seating should be three times the size of the screen. In other words, to comfortably watch TV on a 32" screen, you should sit about 2.4m away from it.
- > If seating is used for reading, allow for an appropriate light.
- > A dining area requires plenty of space to move freely. Allow 60cm between the back of the chair and any other piece of furniture or wall. Measure the distance assuming someone is seated in the chair.
- > In bedrooms, the minimum clearance between the edge of the bed and the wall should be around 60cm. Allow around 1m between the edge of a bed and any door that opens into the room. If there are twin beds, allow at least ½m between them. ■



Lounge before.



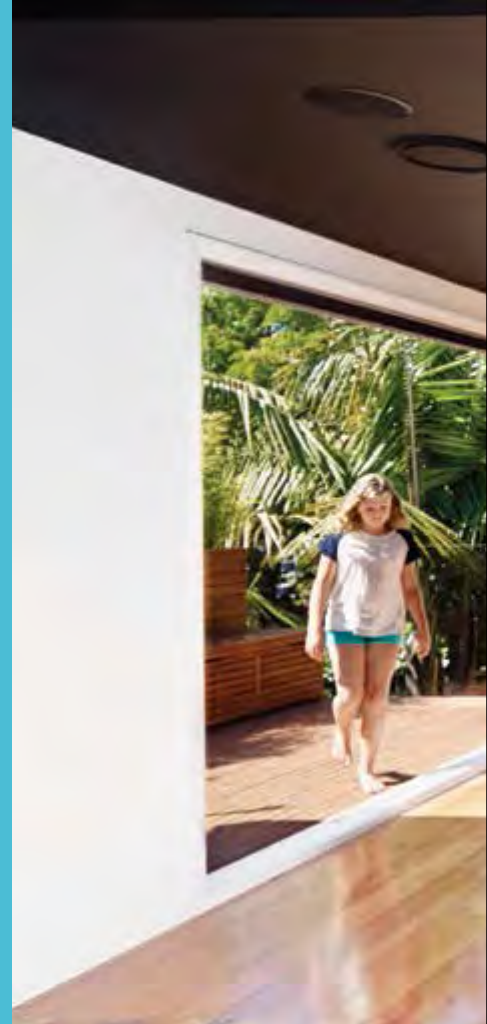
Lounge after.

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The Kitchen Studio Way six step process is the Recipe for Success

1. Consultation

Kitchens are the heart of a home and if you fancy yourself a bit of a culinary whizz, they see a lot of action too. That's why it's so important to have one you love – especially since they are only upgraded every 20–25 years! To make sure your new kitchen goes the distance, one of Kitchen Studio's experienced designers will visit your home to discuss your vision, take accurate measurements and review the project. No matter your budget, Kitchen Studio can create a stunning solution that will bring your dream kitchen to life.

2. Design Concept

Armed with their expertise and the insight gleaned from the consultation, your designer begins the process of creating a concept for an innovative, practical and well thought out kitchen that you'll love. Using scale block models, hand-drawn designs or 3D software images they'll then present you with the layout concept and review the ideas behind the design.

3. Design Refinement

No two Kitchen Studio designs are the same. Once the layout concept has been finalised you can explore ways to make your kitchen truly unique and totally to your taste. With a range of products, finishes and accessories available, you can personalise your kitchen and add your own touch. Now's the time to play around with colour and materials, cabinetry, benchtop options or storage solutions to create the kitchen you've always wanted.

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Once confirmation of your order and payment of your deposit have been received, Kitchen Studio provides you with their **Total Trust Deposit Guarantee** as your assurance of their commitment to your complete satisfaction. Your new kitchen is then made to order to your personal design specifications and in state-of-the-art facilities.

5. Installation

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Solar for Everyone

More and more people believe, that solar plays a key factor in our sustainable future.

Solar enjoys popular support for the following reasons:

- > Solar makes financial sense;
- > It is an important part in fighting climate change strategies;
- > It improves property value;
- > It is an abundant clean energy source;
- > Solar can fit various lifestyles and situations.

Solar makes financial sense

The perception that solar is too expensive is outdated. The current reality is:

- > The price of solar has been plummeting – approx. 60% in the past five years;
- > Power prices have increased on average 5% per annum for the last decade;
- > It is very likely that power prices will increase further with the privatization of this sector in the very near future;
- > The public sector, schools and corporations, are installing solar as a viable option to other energy sources;
- > Some market sectors such as solar pool

heating have already achieved grid parity, where unsubsidized solar power is on par with or cheaper than retail electricity prices;

- > Homes with solar are far more desirable and valued than ones without.

Solar is an abundant, clean energy source

In terms of getting off fossil fuels, solar energy can easily be scaled up. This can be done on domestic, commercial and community levels.

Some of our neighbour nations in the pacific are already acting toward being 100% renewable by 2020. This would minimize

importation of fuels and sustain the economic viability of their communities.

Solar to fit your lifestyle

There are three cost effective and proven mainstream solar technologies to consider:

- > Solar Water Heating;
- > Solar Pool Heating;
- > Solar Power (both grid connected and off grid).

To find out which technology is best for you, talk to the people that do all. Solar Group has been a market leader for over 29 years and offers the world's leading solar brands.

To find out the best solution for your home ask for a detailed energy and site analysis or go Solargroup.co.nz to conduct one online.

Timing, be solar-ready now

In the vast majority of the cases, solar can be added to existing homes. But there is no doubt that by far the best results are achieved when integrated into a new or a renovated house.

For new builds or major renovations, if you are not sure which solar is best for you go *solar-ready*.

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THERMOWALL INSULATION

Your Tradies – What to Expect

We trust our Tradies right? It turns out not so much. If you're a fan of DIY shows you'll know how much those teams rely on their Tradies. You'll also know how quickly the 'water cooler' notices if one of them isn't pulling their weight.

"We're fairly quick to turn on our Tradies", says Tony Naidu, Executive Director of HeatSavers. "And why wouldn't we be? We're spending good money for a quality job, and we're all too aware of the horror stories. None of us want to be the patsy, and so trust in the relationship is vital."

Craig Cargill of HeatSavers, Auckland knows more than most about the coal face of the job. He says, "Looking after the customer is number one. At its most basic, that's turn up on time, do as you say you will and leave the place tidy. But that's the just starting point."

Eamonn Kilgariff of HeatSavers, Wellington puts it like this, "I say to the guys, if you're on the way home from a job and you think of something you could have done better, then go back and do it. Whether that's as simple as to hose off the driveway, just do it. Nobody's ever been put out by our guys turning back up – in fact they're usually really impressed."



Cargill says, "If we're insulating from the outside, then we're talking about uniformly putting 25mm holes in the weatherboards, into three or four boards. Then we use marine filler, sand and prime, and then paint the whole board, not just the spots. Home owners can provide the paint, or we'll match it. And we

tidy up after ourselves – properly; if that means sweeping the whole driveway, we do it. And we're done most often, in a day and a half."

He continues, "I did a job at a student flat in Hamilton – insulating the walls. They couldn't get over how green the whole process was. We turned up, did the job and took away half a vacuum cleaner full of waste. They were comparing that to removing the Gib and all that kind of mess. Perhaps that's just the younger generation. But yeah, we leave a property tidier than we find it".

As Kilgariff says, "It's that old Kiwi approach to tourism. You know 'take nothing but photos, leave nothing but footprints'. That's the way we operate. We never forget we're in people's homes. It's their private space. We just treat it with respect". ■

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INSULATION

Benefits of having a well-insulated and ventilated home

Good insulation, which is installed correctly, will help keep your home warmer in colder months (or cooler in hotter months) and saves money on your energy costs. Warm indoor temperatures, along with adequate ventilation, make for a drier and healthier place to live. Furthermore, good insulation will increase the capital value of your property and can additionally reduce noise levels.

In an un-insulated home most of the heat loss (42% average) is through the ceiling. Other areas of heat loss are through the floor (20%) and walls (24%). The rest can be lost through windows and drafts under doors etc. Even older insulated homes can suffer high energy costs if insulation is poorly installed or inadequate quantities have been used.

Many New Zealand Home owners benefit from the significant savings available from having their homes properly insulated. If you are not sure about how effective your insulation is you should contact a local insulation company and they will do a 'free, no obligation' assessment of your property. Alternatively you can check yourself. For ceilings check the insulation is over 75mm thick and is evenly spread around the whole area. If not, the insulation is unlikely to be working effectively and it will be worthwhile getting a top-up. **(Note,** special care is required around down lights. It is recommended you seek advice on how close insulation can be to these lights as products that are incorrectly installed may cause a fire).

Common insulation materials primarily

work by slowing conductive heat flows. These materials trap tiny pockets of air in the fibres and it is the trapped air that resists the movement of heat (or cold). Regardless of the mechanism, heat flows from warmer to cooler areas until there is no longer a temperature difference. To maintain comfort, the heat lost in the winter must be replaced by your heating system and the heat gained in the summer must be removed by your cooling system. Properly insulating your home will decrease this heat flow by providing an effective resistance to the flow of heat thus reducing your energy costs. Some industry estimations suggest the amount of energy used to heat a home can be reduced by 30%, on average after good insulation is installed.

Choosing Insulation R-Values

An insulating material's resistance to conductive heat flow is rated in terms of its thermal resistance, known as its R-value. The higher the R-value, the greater the insulating effectiveness of the product. The amount of insulation or R-value you'll need depends on your climate, type of heating and cooling system, and the part of the house you plan to insulate. There are minimum code requirements for insulation in new homes or additions. It is worth spending a little more to exceed these insulation requirements to get an even more energy efficient home and lower long term energy bills.

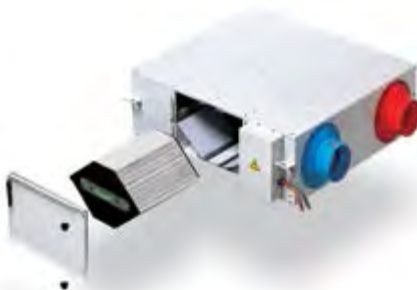
Types of Insulation

Choosing the best insulation for your home, from the many types of insulation (including

glasswool, polyester, polystyrene, sheep wools, mineral wools etc), on the market can be a challenge. You'll need to know where you want or need to install the insulation, and what R-value you want the installation to achieve. The most popular insulation material in New Zealand and many parts of the world is Glasswool. Glasswool is manufactured mainly from recycled glass which is originally derived from natural materials often found in sand. Glass wools are non-combustible which means they do not catch fire even when exposed to flame. They have been used for over 50 years and are a safe use of insulation. Another common insulation material is polyester which is an easy to handle material made partly from recycled plastic bottles.

Ventilation

The problem with a lot of New Zealand homes during the cooler months is we keep windows and doors closed to keep the warmth in. While this will save on our energy costs, it causes the air to become stale, damp and polluted. Good ventilation, as stated in the Building Code, requires at least a third of the air volume inside the home to be replaced every hour when inhabited. This can be achieved by opening windows and doors however this means the loss of a lot of warm air. A far more effective way to get fresh air into your home in the colder months is to use a good Balanced Air Ventilation system, with true heat recovery technology. These systems effectively capture the heat from outgoing stale moist air and transfer to fresh dryer incoming air, from outside the house, significantly reducing heating costs an improving family's health and comfort.



To determine Insulation and Ventilation options for your property give Premier Insulation a call on 0800 467 855 or visit www.premierinsulation.co.nz and www.premierair.co.nz ■



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MONEY SAVING RENOVATIONS

One of the mistakes many homeowners make is to spend all their available capital on renovating or improving specific areas and neglecting other important areas.

If you pour all your available funds into one area, you may overcapitalise, and it will be difficult for you to recover your investment if you have gone over the top.

Many people are influenced by persuasive sales techniques, glossy magazines and the advice of well-meaning friends which may lead them to focus on what they believe is the most important areas of the house. They then proceed with their renovation plan thinking they are doing the right thing according to the experts.

Fantastic improvements in one area will make the rest of your property look shabby. (*You re-paint one room and then the adjoining room looks dilapidated, the curtains look tatty or the floor coverings threadbare!*).

You may want to take a room-by-room approach to your upgrading. For example, every three months you completely upgrade one bedroom (*new paint, carpet, curtains, light fittings etc.*), but be prepared, the effect is the upgraded room can make the rest of your house look far worse than it looked prior to the improvements so make sure you have sufficient funds in your budget to complete your improvements throughout your home.

Spend the time to plan your improvements and upgrade wisely.

"Act in haste and repent at leisure".

Kitchens

If the basic design of your kitchen is sound, it can be transformed to look brand new with some decorating attention.

Completely replacing an existing old fashioned kitchen is ideal however it may not be something that your budget can run to immediately. Before you dismiss the idea of upgrading your kitchen, make sure that you seek advice from a reputable kitchen designer to discuss your options.

If your kitchen is just a little bit jaded or dated, you may like to consider resurfacing or repainting the cupboards and countertops, replacing the cupboard and drawer hardware, upgrading the appliances (stove, dishwasher,



Kitchen after renovation

rangehood etc.), renewing the faucets, and you can achieve a very cost effective and stunning result.

Stainless steel sinks and benchtops can be commercially polished on site and look brand new.

Some of the older style kitchens have large hanging cupboards between the kitchen and dining area – it is advisable to remove these cupboards (*providing you have sufficient cupboard space*).

This gives most kitchens a modern, open and spacious appearance and can allow far more natural light into the area.



Kitchen before renovation

Appliances

Secondhand appliances devalue a property. New stoves, dishwashers etc. are available at very realistic prices, and can be the difference between shabby and dated to attractive and appealing.

Another big consideration when replacing appliances is the on-going maintenance and repair costs.

Sometimes buying secondhand is simply false economy.

Bathrooms

You may need to replace an old toilet cistern and seat with a new suite (the difference is remarkable generally for very little investment).

You need to attend to your bathroom ventilation before decorating.

If you have an open shower cubicle (the type with a solid shower door) consider a Showerdome. This remarkable Kiwi invention reduces steam and keeps your bathroom dry and steam-free all for just a few hundred dollars (and no electricity bills!)

Vanity units and baths can also be very successfully resurfaced for about 50% of the cost of new, and the big plus is that you do not have to face those hidden surprises which may occur in the bathroom area when you start removing the built-in units.

If you have a bath with no shower, consider installing a shower over the bath, and preferably replace the shower curtain with a fixed screen, it keeps down the moisture damage to flooring.

Finally – install large mirrors in the bathrooms – they make the room look larger and are very functional.

Wardrobes and Mirrors

If the style of the bedroom is appropriate – the addition of mirrored wardrobe doors can visually enlarge small rooms.

Built in storage racks will reduce the amount of furniture required in a room – very useful for small bedrooms. ■



Sink before renovation



Sink after renovation

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INSPECTION CHECKLIST

EXTERIOR		
Exterior of the home	Good	Work Needed
Walkways free of clutter, toys, weeds, etc.?	<input type="checkbox"/>	
Fences, gates painted and working?	<input type="checkbox"/>	
Letterbox clean and straight?	<input type="checkbox"/>	
Gutters clean and fastened?	<input type="checkbox"/>	
House looks freshly painted?	<input type="checkbox"/>	
Roof in good condition?	<input type="checkbox"/>	
Chimney and TV antennas firmly secured?	<input type="checkbox"/>	
Windows clean, not cracked, working?	<input type="checkbox"/>	
Front door freshly painted?	<input type="checkbox"/>	
Does the doorbell work?	<input type="checkbox"/>	
Clean doormat?	<input type="checkbox"/>	
All exterior lights working?	<input type="checkbox"/>	
Rubbish bins clean and out of sight?	<input type="checkbox"/>	
Lawn and Garden	Good	Work Needed
Is the lawn green, mowed, edges trimmed?	<input type="checkbox"/>	
Are shrubs and trees trimmed?	<input type="checkbox"/>	
Flowering plants where needed?	<input type="checkbox"/>	
Planting beds weeded and neat?	<input type="checkbox"/>	
Garage and Driveway	Good	Work Needed
Stains and cracks removed from driveway?	<input type="checkbox"/>	
Garage clean and tidy?	<input type="checkbox"/>	
Workbench area clean, clutter free?	<input type="checkbox"/>	
Suitable storage areas?	<input type="checkbox"/>	
INTERIOR		
Kitchen	Good	Work Needed
Ceiling clean and in good condition?	<input type="checkbox"/>	
Walls clean and in good condition?	<input type="checkbox"/>	
Floor clean and in good condition?	<input type="checkbox"/>	
Paint and/or wallpaper look new?	<input type="checkbox"/>	
Blinds or curtains clean and functional?	<input type="checkbox"/>	
Sink scrubbed, working, no leaks, and no drips?	<input type="checkbox"/>	
Counters clean and uncluttered?	<input type="checkbox"/>	
Refrigerator and oven clean?	<input type="checkbox"/>	
All appliances in working order?	<input type="checkbox"/>	
Pantry and cabinets clean and uncluttered?	<input type="checkbox"/>	
Adequate ventilation?	<input type="checkbox"/>	
Light fittings clean and functional?	<input type="checkbox"/>	
Bathrooms and Toilets	Good	Work Needed
Ceiling clean and in good condition?	<input type="checkbox"/>	
Walls clean and in good condition?	<input type="checkbox"/>	
Floor clean and in good condition?	<input type="checkbox"/>	

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INSPECTION CHECKLIST

INTERIOR (continued)		
Bathrooms and Toilets (continued)	Good	Work Needed
Paint and/or wallpaper look new?	<input type="checkbox"/>	
Tiles uncracked? Caulking in good repair?	<input type="checkbox"/>	
New floor mats?	<input type="checkbox"/>	
Light fittings clean and functional?	<input type="checkbox"/>	
Blinds or curtains clean and functional?	<input type="checkbox"/>	
Sealant around bath or shower clean and watertight?	<input type="checkbox"/>	
Adequate ventilation?	<input type="checkbox"/>	
Heating (towel, ceiling, underfloor) operational?	<input type="checkbox"/>	
Dining room	Good	Work Needed
Ceiling clean and in good condition?	<input type="checkbox"/>	
Walls clean and in good condition?	<input type="checkbox"/>	
Floor clean and in good condition?	<input type="checkbox"/>	
Paint and/or wallpaper look new?	<input type="checkbox"/>	
Tiles uncracked? Caulking in good repair?	<input type="checkbox"/>	
New floor mats?	<input type="checkbox"/>	
Light fittings clean and functional?	<input type="checkbox"/>	
Blinds or curtains clean and functional?	<input type="checkbox"/>	
Lounge	Good	Work Needed
Ceiling clean and in good condition?	<input type="checkbox"/>	
Walls clean and in good condition?	<input type="checkbox"/>	
Floor clean and in good condition?	<input type="checkbox"/>	
Paint and/or wallpaper look new?	<input type="checkbox"/>	
Light fittings clean and functional?	<input type="checkbox"/>	
Blinds or curtains clean and functional?	<input type="checkbox"/>	
Furniture clean and functional?	<input type="checkbox"/>	
All Bedrooms	Good	Work Needed
Ceiling clean and in good condition?	<input type="checkbox"/>	
Walls clean and in good condition?	<input type="checkbox"/>	
Floor clean and in good condition?	<input type="checkbox"/>	
Paint and/or wallpaper look new?	<input type="checkbox"/>	
Uncluttered?	<input type="checkbox"/>	
Light fittings clean and functional?	<input type="checkbox"/>	
Blinds or curtains clean and functional?	<input type="checkbox"/>	
Furniture clean and functional?	<input type="checkbox"/>	
Other Rooms	Good	Work Needed
Ceiling and walls clean?	<input type="checkbox"/>	
Paint and/or wallpaper look new?	<input type="checkbox"/>	
Floor clean and in good condition?	<input type="checkbox"/>	
Curtains, drapes, windowsills clean?	<input type="checkbox"/>	
Door hardware works? Polished?	<input type="checkbox"/>	
Room uncluttered?	<input type="checkbox"/>	
Excess furniture removed?	<input type="checkbox"/>	
Fireplace clean?	<input type="checkbox"/>	

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40 Ways to Stretch your Landscaping Dollar

Save money

1. Reputable nurseries offer free advice and can save you from costly mistakes.
2. Use magazines, books and the web as resources, or enlist a green-thumbed friend's assistance.
3. Make your own decisions – Keep in mind that profit motives make some landscapers overzealous.
4. Stick with what you want and can afford – you can always add more later.
5. Share bulk purchases with a friend (or combine mail-order purchases to cut down on delivery costs), and rent garden equipment with other gardeners.
6. Avoid impulse buying – When you visit the nursery, ask yourself: Do I really have room for these plants?
7. Comparison shop – Nurseries may differ in price and quality.
8. Self-reliant species are sometimes better buys than high-maintenance exotics.
9. Landscape with the mature size in mind, or you may end up paying to move oversized plants.

Dirt cheap

10. Test to see what your soil lacks and you won't need to buy unneeded additives or the wrong plant.
11. Neutralise your soil's pH – If it's too acidic or alkaline, plants can't take up nutrients, and fertilisers are wasted.
12. Collect manure – Some farmers give it freely. Let fresh manure age before using it or it may burn plants.
13. New plants need phosphorus for roots; leafing plants need nitrogen for structure; budding plants need potassium for fruiting.
14. Good soil is the key to healthy plants. Convert garden and kitchen refuse into humus and improve your soil's health, aeration, and water-holding capacity.

Lavish lawns

15. Save on labour by leaving grass clippings on the lawn.
16. Buy fertiliser in bulk.
17. Feed lawns in autumn when growth slows and roots can store the nutrients.
18. Leave grass clippings where they fall to return vital nutrients to the soil, reduce the need to fertilise and eliminate composting the clippings.
19. Seed lawns in the autumn – There's less likelihood of humidity-triggered diseases or hard-washing rains.
20. Disease and insect-resistant grasses reduce the need for lawn chemicals.
21. Make your own insecticide – Water mixed with 1-2 percent liquid dishwashing soap kills soft-shell insects.

Flower power

22. Annuals will give you color all season without the price tag.
23. Save surplus flower seeds – In a cool, dry place, they'll remain viable for four to five years.
24. Sow seeds directly in the ground, saves the outlay for potting mixtures, trays etc.
25. Mix annuals into your planting scheme – Perennials are an expensive investment, so purchase some of the bulk punnets of petunias and impatiens.
26. If you buy perennials, plant vigorous multipliers, such as daffodils or lily-of-the-valley, and in two to three years you will have three to five times as many plants.
27. Divide large clumps of perennials (hostas, daylilies and chrysanthemums) into several plants. Take root cuttings from easy-to-grow shrubs such as pussy willows, azaleas, and forsythia.
28. Select species that grow naturally in your region to avoid such costs as extra watering, pampering through winter, and soil correction.

Magnificent mulch

29. Mulch saves the time and labour spent on weeding.
30. Mulch reduces watering costs, prevents erosion, provides climate protection, and improves soil.
31. Layer about 24 pages of newspaper in your garden bed, soak them with water then anchor them with a thin soil layer or other mulch.
32. Gather fallen leaves. Your garden will have a more balanced pH if you mix in a broad range of acid/alkaline leaf varieties.
33. Collect untreated sawdust from sawmills. It's clean, easy to spread, and cost effective.
34. You'll save \$'s by buying bark by the truckload.

Plant and Prune

35. Wait for end of season sales – Tree planting is generally as effective in early autumn as in early spring.
36. Plant wind-resistant trees – Storms can cost you a huge tree-removal bill if you plant a brittle species such as silver maple.
37. Protect your foundations – Roots can damage concrete blocks, so plant large trees at least 10 metres from the house.
38. Good pruning can perform miracles on neglected shrubbery and save you the expense of replacements.
39. Camouflage eyesores – Plant climbing vines to hide a sagging fence or unsightly garden sheds. Check with your garden centre first to make sure you are not going to land yourself with a maintenance nightmare.
40. Make a septic tank goldfish pond – In most areas a septic tank bottom costs less than a fiberglass pond. Since the structure is underground, the only difference you'll see is in the cost. ■

Below – A weekend project carried out with careful planning and average experience. The total cost was \$250 and the finished value was worth thousands.



Landscape before.



Landscape after.

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GARDEN QUICKTIPS

Investigate the cost of having a professional produce a design plan for your garden. Some garden centres provide the service for a nominal charge (anticipating that you will purchase supplies from them) or many have contact details for local designers and it is sometimes possible to get a plan produced (which includes the correct plants for the area) for a very realistic price – in some cases under \$200!	<input type="checkbox"/>
For low maintenance plant drought resistant shrubs which have limited growth and a structured shape.	<input type="checkbox"/>
If you install garden irrigation (which is very useful for young plants) consider a built-in timer.	<input type="checkbox"/>
Investigate what grows well in the location of your property.	<input type="checkbox"/>
Densely plant garden beds with small shrubs and ground cover.	<input type="checkbox"/>
Include mowing strips on lawn to garden boundaries and edging around shrubs and trees (such as tree rings).	<input type="checkbox"/>
Pebbles or stone chip can be tidier than bark unless you re-bark every year until your ground covers takes over. Pebbles and stone chips will need refreshing, usually not quite as often as bark unless they are used on a slope or an area with high water run-off.	<input type="checkbox"/>
When you drive around your neighbourhood – take a note of the shrubs and plants which look neat and tidy and thrive in the district.	<input type="checkbox"/>
Introduce colour with shrubs – there are many attractive low maintenance NZ natives on the market – check with a garden centre located close to your property.	<input type="checkbox"/>
Work out the ultimate width of the shrub and ensure you or a tradesperson will be able to fit between the shrub and the external walls of your property for maintenance tasks.	<input type="checkbox"/>
When planting multiple shrubs which are not contained within a garden bed ensure they are planted far enough apart so when they are fully grown a lawnmower can easily pass between them. Most contractors base their price on the time it takes to mow a lawn – if they have to spend extra time navigating around inconveniently planted shrubs and trees, there will be an extra cost involved.	<input type="checkbox"/>
If your property is located on a noisy road and fencing plus hedging is too costly, you can consider a mound garden of earth on the roadside boundary. A mound with a minimum height of around 1.5m planted with ground cover, shrubs and some landscaping rocks can be a very effective sound buffer as well as providing an attractive garden feature. (One source measured the before and after results with a sound recorder and reported a 75% reduction of everyday annoying sounds coming from the road and a substantial muffling of the harsh or unexpected road sounds).	<input type="checkbox"/>
Weed matting can be useful in some areas however it is by no means maintenance free and can look very shabby if you do not regularly apply fresh layers of thick mulching material. Unless you plant a sizeable number of ground cover plants, many struggle to fully develop, and the more cuts you make in the matting, the more opportunities it provides for rogue weeds.	<input type="checkbox"/>
Watch out for shrubs or trees which send out roots to China.	<input type="checkbox"/>
Don't become over zealous with polythene ground cover – it can substantially dry out the ground and many plants will wither and die from lack of moisture.	<input type="checkbox"/>
Weed matting a sloping garden is often unsuccessful as generally mulch washes away leaving unattractive bald spots throughout the garden.	<input type="checkbox"/>
Don't mound up soil directly against the base of your building structures unless the surfaces are damp and rot proof.	<input type="checkbox"/>

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SAFE, SOUND AND SECURE

Good design and well-considered renovations will add value to your property and to your lifestyle. Planning and implementing changes that incorporate sensible safety and security measures will enhance the return on the investment, in time and money that you will receive from your property upgrades.

Investment in sensible design and safety decisions is essential in today's environment. Many sectors of the community are affected from financial and personal stress brought on not only by our current economy, but also our aging population and a lack of basic DIY skills.

It is all very well that we focus on adding value to our property from an aesthetic point of view, but sometimes pleasing to the eye is not always practical.

Property owners who incorporate a holistic approach to ensure they have a safe, sound and secure home will benefit themselves and also the future residents of the property. Approached sensibly and correctly the value you can add to a property using this approach will be worth more than other investment you may have contemplated in the past.

Universal Design

Consider a few design elements which will ensure that your property will be suitable now and in the future by everyone, regardless of their age, ability, or status in life:

- > Wider doorways more readily accommodate wheelchairs, walking aids and also makes it easier to accommodate furniture;
- > A downstairs toilet and sizeable bathroom;
- > At least one shower should be a wet area variety;
- > Kitchens designed with workbenches at two different heights will accommodate standing and sitting users;
- > Fit lever taps and lever door handles, with loop handles on kitchen or bathroom cabinets;
- > Place light switches parallel with door handles so they are easy to locate;
- > Place power points 500mm above the floor to minimise bending;

- > Extra nogs and studs, particularly around toilets and showers, for retrofitting hand rails and along staircases to accommodate a possible inclusion of a future stair lift;
- > Handrails on both sides of stairs and steps.

Lifemark

Lifemark certification (www.lifemark.co.nz) fosters and promotes standards of design and building that work for people across all ages and stages of life, and to increase awareness of health and safety at home. The 5 Lifetime Design Principles include:

- 1. Usability:** uncomplicated, safe, well-suited to their purpose, and easily used by people with differing abilities and includes features such as reachable power points and easy to use taps, window latches and light switches.
- 2. Adaptability:** cost-effectively and simply adapted to meet people's changing needs, or to suit different users and includes features such as bathroom and kitchen design that are future orientated for the occupants changing needs.
- 3. Accessibility:** providing easy access the ability to move around freely and includes having space for circulation spaces and in bedroom and entrance design.
- 4. Safe:** to include features that prevent injuries in the home especially from slips, trips and falls and includes lighting design, slip-resistant surfaces and step less entry options.
- 5. Lifetime value:** effective design saves a considerable amount of money if you later decided to fit any of these features and for a marginal, if any cost should you use them at the time of construction.

It is important that you follow these basic principles as part of your renovation or improvement plans. Think of the long-term implications of the decisions you make today – are they going to suit the needs of you or your family in ten or twenty years time? Even if you are not making improvements to suit your current situation, research your potential market, and ensure that the improvements you make are suitable for the needs of the widest

range of potential buyers. You should also consider how your improvements will impact on visitors to your home (such as aging relatives).

Child Safety

Every year thousands of New Zealand children are injured so badly that they are admitted to hospital. It is a sad fact that our children are twice as likely to die through injury as children who live in Australia and three times as likely as a child from England or Wales.

Unintentional injury is considered one of the most serious public health problems facing children in the industrialised world today.

Most injuries are predictable and, therefore, are preventable – ensure that you research about how simple changes around your home can make it a safe environment for children.

Home Safety

While no one wants to think of their comfortable home as a dangerous place, the reality is that an injury occurs in a home on average every three minutes (ACC). In times of financial stress, many home owners undertake ill-prepared or dangerous DIY or maintenance activities – often because they simply cannot afford to pay professionals to do the work for them.

After a winter, gutters are full to overflowing, paths are slippery and moss-laden, leaks may have developed in your roof, wooden decks become a skating rink, tree limbs (or entire trees) have been damaged and in some cases they may threaten the safety of your home and occupants.

Fixing many of these problems requires special skills or equipment and yet we continue to tackle them ourselves because we can't afford or can't find someone to assist us with the tasks.

Ensure that you plan steps that you can take to safely carry out the regular repairs and maintenance requirements for your home – these measures will also assist tradespeople or friends and family members to assist you.

Fire Safety

Install smoke alarms; have an escape plan for your household; keep your garden hose connected; have an extinguisher handy; don't run electrical cords under mats and rugs; have a secure guard around the heater or fire.

Security

Set up or join a Neighbourhood Support Group consisting of friends, common interest groups, family groups; make sure doors & windows have good quality, effective catches and locks; install an alarm system, sensor lights and a 'peep-hole' in a front door; trim trees or shrubbery which might 'hide' a burglar's activity. ■



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BUILDING NEW AND MAINTENANCE

Preserving your home

Property Ownership is a big part of the NZ psyche, the “quarter acre pavlova paradise”. Whether it is the quarter acre, lifestyle block, townhouse or apartment, once you own a property then you really need to be maintaining it.

The Building Research Association of New Zealand (BRANZ) recommends that we should be spending an average of between \$2,000 and \$11,000 annually on property upkeep, depending on its age.

However, for many people, home maintenance gets put into the too hard basket. All too often work happens only when something falls off, you fall through it, or things get to a point where you simply can't avoid urgent repairs.

A much better and more cost effective option is to establish a good understanding of your property's maintenance needs from the start – for both new and older buildings.

The best way to do this is by having an expert assessment carried out – such as a **Realsure HouseProud Maintenance Inspection**.

Realsure is the only ISO registered building surveying group in New Zealand that exclusively employs Accredited Building Surveyors.

Our maintenance inspections will all be carried out by accredited surveyors. We inspect your property and grounds thoroughly, take all factors into account and **identify** what work needs to be done and will need to be done over the next few years.

We also **prioritise** the work for you so that you can easily put together a **plan** of what you need to do and when to do it, within a specified **budget**.

A maintenance survey of a property is no different from a **Realsure pre-purchase survey**, and is undertaken to the same inspection Standard.

Look at it this way. If you feel unwell, you go to your GP. They assess your condition through an examination, asking questions and taking various factors into account. They then make a diagnosis and prescribe the appropriate remedy. It might be pills and rest, further tests, or a specialist referral and you proceed with confidence because you are in capable expert hands.

Yet when it comes to the healthy condition of a property, probably the biggest asset most of us will ever own, we often skip the “doctor” stage and try to guess what's wrong and go



straight to a specialist in one area, without considering all the factors which might be causing the problem.

A Realsure Accredited Building Surveyor has the experience and qualifications to provide a considered review and diagnosis of your home, advising of “illness” requiring repair, further investigation, or appropriate expert advice.

Often cost is a key reason for people putting off house maintenance. However, such delays usually prove more expensive in the long run. The most cost effective approach is to really understand what condition your property is in, to understand what needs to be done and in what order.

Costs can really mount if a component is allowed to deteriorate to a point it cannot be repaired. It may then also cause damage to adjacent areas of the home. Ultimately that may affect the health of your family too.

However, if you act on problems early you can prevent them from escalating. For instance, rust spots on the roof and some loose roof fixings can be cleaned back, primed and painted and the fixings hit back or replaced with washers and screws. All simple maintenance.

However, if the problem is left for a couple of years rust holes may develop requiring whole sheets of roofing to be replaced.

It could potentially mean rain water getting into the roof cavity causing rot to the timber framing, damage to the insulation and ceiling lining, and mould that sets off the kids' asthma.

Owners of new homes also often fall into the trap of thinking they can sit back and ignore maintenance needs.



However, new homes need regular maintenance too. It is important to note that, for newer homes if you don't undertake the maintenance as required by the manufacturer of your roof, cladding, and other components, then you could jeopardise your warranty.

Knowing from day one exactly how to maintain it allows you to create a smart, cost effective maintenance programme.

If you are **building a new home** or doing **major renovations** you can use **Realsure Quality Tracker** to monitor key stages of the build from planning right through to occupation.

It is unlikely you will have the qualifications or experience to see or identify building faults or defects, so Realsure becomes a highly experienced independent **arbiter** during the construction process.

Realsure will keep an **eagle eye** on the key stages of the build ensuring you end up with a **quality** home. Not only does this protect your home construction investment, it takes a lot of the stress out of the construction process for everyone involved.

Before you buy any home, do any **maintenance**, plan any **alterations** or begin to **build**, **call Realsure**.

A Realsure Accredited Building Surveyor will provide you with qualified information about your home empowering you to proactively, cost effectively, and confidently choose and look after your pavlova paradise. To really look after your home get your home a health check now and **Call Realsure on 0508 732 578 or visit us at www.realsure.co.nz** ■



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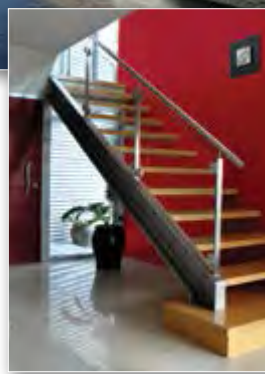
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- **\$5,000 Cruise Credit** (Cruise Sale Finder)
- **\$5,000 Resene voucher** – can be used for paint, wallpaper or curtains (Resene)
- **\$2,000 Pamper Package** (Caci)
- **\$1,000 Skincare Gift Package** (Shiseido NZ Ltd)
- **NuZest nutritional supplements of your choice to the value of \$1,000**
- **AA VIP Package** (AA Finance)
- **A basketful of wellness from WELLfest** valued at \$500
- **An annual Home Series subscription** (Trends)



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DIY SAFETY

DIY DO'S

- ✓ Keep safety in mind before you do any DIY activity, use caution, care, and good judgment – if in doubt, don't!
- ✓ Read the labels on cans containing paints, solvents, and other products; AND always follow the guidelines and any other warnings. If in doubt request safety data sheets from the supplier.
- ✓ Read the manufacturer's instructions (especially the warnings) before using any tool, especially power tools with cutting blades/bits.
- ✓ Pay deliberate attention to how a tool works; if you understand its operation, you are less likely to cause injury.
- ✓ Know and accept the limitations of your tools – use the appropriate tool for the task. Do not try to use a tool for anything it is not designed to do.
- ✓ Remove the key from any drill chuck (hand or stand mounted) after you have removed/fitted a drill bit. Do not leave the key in the chuck even when the drill is switched off.
- ✓ Wear the appropriate protection for the job in hand.
- ✓ Keep your body (especially hands) away from the business ends of power tools using blades, cutters, and bits.
- ✓ Make sure that any tool adjustment is secured before using the tool.
- ✓ Be sure that the electrical supply is safe before using it; do not overload any circuit.

- ✓ Make sure all power tools, extension cables and electrical outlets are serviceable and undamaged.
- ✓ Do not use power tools in wet conditions. Always use a Residual Current Device (RCD).
- ✓ Check for possible cables/pipework before drilling or cutting 'blind' into any wall or other surface. Take care when you cannot see the reverse side of what you are drilling or cutting.
- ✓ Use special care when using a saw bench; older benches may not have the latest safest features (blade guard, safety cut-out etc.).
- ✓ Clamp small work pieces firmly to a bench or work surface when using a power tool on them.
- ✓ Remember that things can go wrong very quickly and the body's reaction will not always be quick enough.
- ✓ Use both hands where a tool is designed to be used two handed.
- ✓ Ensure that your work area is adequately lit.
- ✓ Check your local building regulations before carrying out any new construction or remodeling.
- ✓ Plan your project thoroughly. Draw plans and measure accurately.
- ✓ Check the security and rating of a ladder or set of steps before you start to climb.
- ✓ Ask for help from experienced people or handy family and friends.
- ✓ Ensure that you have the right tools, equipment and know-how.

DIY DONT'S

- ✗ Don't attempt a project that you know is too big for you – or requires expertise.
- ✗ Don't turn down advice from those in the know.
- ✗ Take risks or use tools that you are unfamiliar with.
- ✗ Cut corners to save time and money.
- ✗ Underestimate the value of preparation.
- ✗ Use inferior materials.
- ✗ Overestimate your abilities if you are new to the world of DIY.
- ✗ Never wear loose clothing, hanging hair or jewellery when using power tools.
- ✗ Never try to use a tool (especially a power tool) for any task it was not designed to do.
- ✗ Never work with power tools when you are under the influence of alcohol or drugs or are tired.
- ✗ Never use a power tool which is damaged in any way (case, switch or cable etc.). If it starts to make an odd noise or emit smells – stop and investigate.
- ✗ Never cut small, loose pieces of wood, metal or other material using a power tool – small off-cuts which you cannot hold or secure will tend to fly off with potential for injury.
- ✗ Never change a drill bit, router cutter or saw blade or make any adjustment to a 'cutting' power tool – until the power cable has been unplugged. Do not rely only upon the switch on the tool or outlet.
- ✗ Never use power tools if you are at risk of overbalancing.
- ✗ Never work with blunt tools (saws, drill bits, cutters etc.). Sharpen the tools yourself, have them sharpened, or throw them away and use a new tool.
- ✗ Never drill or cut 'blind' into a surface before checking the possible location of electrical cables or pipework.
- ✗ Never saw a large work piece unless it is well supported both sides of the cut or there is someone else to support the off-cut.
- ✗ Never carry sharp tools in your pocket. If you want to carry such tools, use a special-purpose tool belt.
- ✗ Never rely on your weight to stabilise a ladder or mobile steps, if necessary get someone to stand at the bottom or use stabilisers.
- ✗ Never overreach when working on a ladder or steps, always re-position the ladder/steps. Never lean out so far that your belt buckle goes outside the stiles of the ladder. ■



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ESTABLISH A RESOURCE FILE

Upgrading a property can be relatively easy – or extremely stressful. How this experience impacts on you depends on how you approach the various tasks for your project, and, how you organise yourself.

Spend time to plan your improvements and upgrade wisely.

Get started by setting up a filing system and begin by collecting brochures and information about as many home products and services as possible (even if they are not particularly applicable to your current project or property).

A useful storage solution is a 'hanging file' divided into general sections for: bathrooms, blinds/drapes, building maintenance, cladding, cleaning, driveway/paths, exteriors/guttering, floor coverings, furniture, gardens/landscaping, heating/air conditioning, kitchens, paint/finishes, security/fire alarms, windows/doors.

There is a tremendous amount of free high value resource material available from suppliers – it's not unusual to receive 10–20 different types of informational leaflets from one source.

TIP: Many brochures and price lists do not include dates – make sure you write down when and where you collected the information before filing in your Resource File.

Home Shows, property magazines, newspapers, Yellow Pages and the Internet are the best source for this material (particularly Home Shows where there are many products or services promoted only at these types of events).

HERE ARE A FEW OF OUR FAVOURITE HOME SHOW EVENTS

Waikato Home & Garden Show	waikatohomeshow.co.nz	October
Go Green Expo – Wellington	gogreenexpo.co.nz	October
Wairarapa Home Show	Masterton	November
Southland Home Show	southlandhomeshow.co.nz	February
Queenstown Home Show	queenstownhomeshow.co.nz	February
Otago Home Show	otagohomeshow.co.nz	March

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- \$8,000 KITCHEN STUDIO gift voucher
- \$7,500 FISHER & PAYKEL appliances
- \$5,100 SOLAR GROUP water heater
- \$5,000 RESENE voucher
- \$5,000 HEATSAVERS ThermoWall insulation
- \$3,500 REALSURE Quality Tracker programme
- \$2,875 LOVE TO GROW Financial Workshop
- \$2,399 Outdoor lounge setting plus BBQ from ZONES LANDSCAPING
- \$2,000 Architectural Design services from REFRESH RENOVATIONS
- \$2,000 FORENO tapware
- \$2,000 PREMIER insulation
- \$1,140 AA FINANCIAL SERVICES VIP Package
- \$1,000 SHOWERDOME plus a bathroom gift basket
- \$1,000 worth of HOMESTAR consultation services
- REALSURE property inspection report
- Apple iPad 16g from PROPERTY PRESS
- An all-day geo-thermal pool experience for four at THE LOST SPRING
- 10 x Annual subscriptions to RENOVATE MAGAZINE
- TRENDS annual Home Series subscription



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