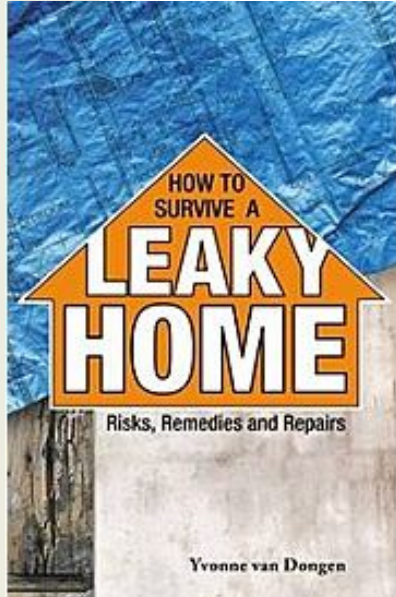


How to survive a leaky home...



The book outlines how leaky homes come to be, how you can identify that your home is leaky, what to do, the law, funding the failure, health effects and the emotional effects leaky homes can have on their owners.

Discovering that your dream home is in fact a leaky home is a devastating reality to have to face, but as Dave Whyte from Whyte Construction explains, it doesn't have to be all doom and gloom.

The team at Whyte Construction are experts when it comes to repairing leaky homes; Dave was called to his first leaky home repair about 12 years ago and has been working with clients through the process ever since. It's a testing time for homeowners, but if the repair work is approached as an alteration, Dave says the cloud can have a somewhat silver lining.

"When we work with clients in relation to leaky homes, we look at ways in which we can bring the overall value of the home into a higher bracket through design aesthetics, quality of building materials, improved and up-to-date cladding and other aspects. Potentially, this work can bring a 1980s or 1990s property into the 21st century and add to its market value," says Dave.

Sadly, despite wide media coverage and increasing awareness of leaky homes, Dave says they still see homeowners who have had builders come in and fix the surface problem, rather than get to the root of the issue. "At the end of the day, it's money down the drain, as the problem is still there and



Some of the tell tale signs... Missing flashings over windows, missing flashings on parapets, garden in direct contact with cladding and penetrations through cladding to fix handrails.

in time will only come to light again," he says.

Whilst much of the focus on leaky homes has in recent years been placed on Auckland properties, Dave says the

problem is also rife in Christchurch. "The difference is that in Auckland the level of humidity means that problems arise more quickly than in Christchurch. It's not that they're not here in the same percentages, it's just that the leaks haven't appeared yet," he explains.

In some cases homeowners not maintaining their properties accentuate the problems. "Just because a home is constructed with permanent materials does not mean it doesn't need to be maintained. It's a bit like servicing a car – you do it even if you're not aware of any parts that might need fixing."

The team at Whyte Construction work alongside their clients through the leaky homes repair process and have recently discovered an excellent book that is an invaluable resource. Written by Yvonne van Dongen, who has been through the leaky homes process herself, *How To Survive A Leaky Home* (published by Hodder Moa, \$19.95) outlines the risks, remedies and repairs. "It's an excellent resource."

"The book outlines how leaky homes come to be, how you can identify that your home is leaky, what to do, the law, funding the failure, health effects and the emotional effects leaky homes can have on their owners," he says.

If you suspect your home is leaky or need advice on a leaky home, contact Whyte Construction on 03 377 0173.