

# Maintenance Check

Every year you spend lots of money on servicing your car. House maintenance makes even more sense than car maintenance because it saves you money during ownership and especially if you sell. Your Prepurchase Report tells you lots of helpful things about your property including early warning about future problems. Maintenance keeps things working properly and can stop unnecessary disasters such as flooding of basement if drains are not cleaned. The trick is not to spend too much money but to deal effectively with all the necessary maintenance.

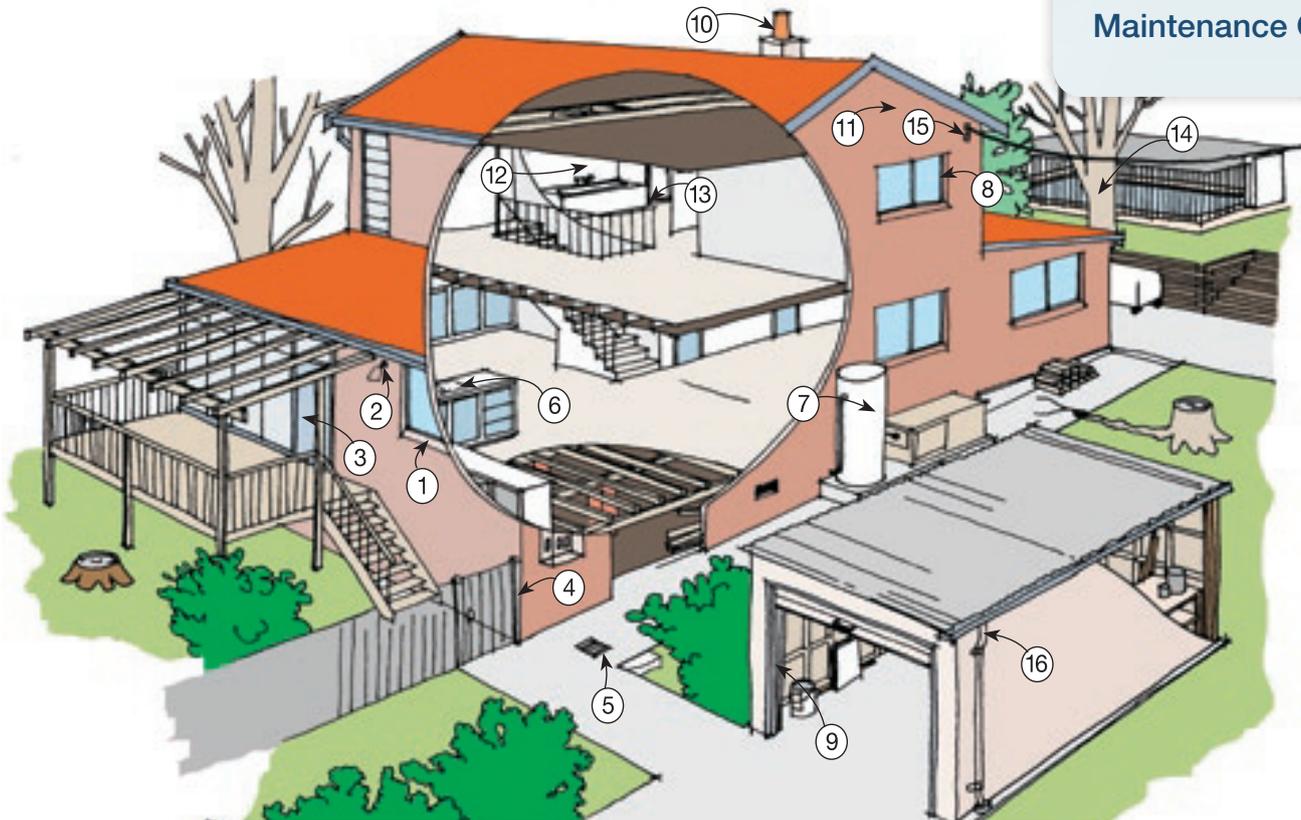
## What to look for

- 1 clean window sills and thresholds, aluminium finishes and coatings to windows and door frames
- 2 replace light bulbs especially the hard to get to exterior lights
- 3 lubricate sliding door, window, shower screen and flyscreen rollers, drawer runners

- 4 lubricate gate hinges/latches, ease sticking/binding doors
- 5 clear drains and sumps/flush small drains if possible  
clean open/dish drains including behind basement walls  
check pumps
- 6 replace faulty tap washers (reseal washer in all cases)
- clean mixer/spout filters
- clean washing machine inlet hose filters
- repair leaks in pipework, hose fittings
- 7 test hot water pressure relief valve as instructed by manufacturer
- refit loose conduits and cables
- 8 check seals around windows, meter box, doors, benchtops and vanity basins
- 9 service garage door guides to manufacturer's instructions
- service locks and hardware
- clean anodised aluminium carefully with soap and water
- 10 sweep chimney
- 11 check and refit loose cladding, weatherboards, decking



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- 12 regROUT tiles where grout missing
- 13 remove mould from finishes
- clean exhaust fan cover and range hood recirculating filters
- arrange service of air conditioning units
- prime any previously painted bare timber
- prepare and prime any rusted steel remove any rusty steel embedded in masonry or concrete
- replace rusted screws
- seek expert advice for any concrete cancer ie rust staining from concrete
- 14 remove large trees from behind garden and retaining walls
- clear trees/plant growth over the roofs or close to overhead electrical wires in your property
- 15 check condition and support for the bracket holding electrical wires (called your point of attachment)
- seal holes in walls, eaves against vermin mainly rats, mice and bird entry
- repoint eroded masonry mortar
- 16 repair any leaking/defective downpipes or drains
- pool and pool equipment

## Where to find help

Property Maintenance Handbook  
by Tony Ransley & Jerry Tyrrell

Numbers relate to items on drawings