



# REPAIRMAN

## HOME IMPROVEMENT PRO

### PROPERTY MAINTENANCE CHECKLIST

#### INTRODUCTION:

Your home, whether a residential home, an investment property or your treasured Bach is a big investment. Therefore, it makes good sense to protect that investment by regularly maintaining your home and keeping it in good condition.

Maintenance covers a wide range of tasks, from the simple cleaning of windows and gutters, to minor repair jobs and painting. No property is maintenance free and regular maintenance will keep your property looking good and your warranties valid.

#### REGULAR TASKS – every 3 months

- Wash down exterior including aluminium joinery, garage door, fascia and gutters

#### REGULAR TASKS - every 6 months

- Check smoke alarms
- Inspect wet areas for leaks
- Clean and inspect windows, including frames and joinery
- Clean gutters and roof valleys

#### REGULAR TASKS – every 12 months

- Clean chimney flue and get fireplace serviced
- Check roof for loose or cracked tiles
- Sub-floor check, including insulation
- Clean decks
- Exterior wall check
- Clean weep holes in bricks – note, don't use a sharp object
- Check downpipes and gully traps for blockages
- Check door handles and hinges
- Check hot water system

## MAJOR MAINTENANCE SCHEDULE

Paint exterior	7 years
Repaint plaster	7 – 10 years
Stain exterior (North facing)	18 – 24 months
Stain exterior (South facing)	7 years
Re-paint or re-coat roof	5-15 years
New Deck	15 years
Re-putty timber windows	7 years
Replace carpet – living areas	7-10 years
Wallpaper interior	5-15 years
New water cylinder	5-15 years
Appliances	see manufacturer details

**No job too small.....  
Make that list and give me a call!**