

HOME MAINTENANCE PROGRAMME

This seasonal guide indicates when some of the more important external maintenance on your home should be carried out.



Owner



Professional



Owner and/or professional

EXTERIOR	Spring	Summer	Autumn	Winter
<p>Roof, gutters/spouting and downpipes:</p> <ul style="list-style-type: none"> For metal roofs, check for loose nails, damaged sheets, flashings lifting, buckling or corrosion/rust. For tile/shingle roofs, check lifting of tiles, moss/lichen build up, dented or damaged tiles, misplaced or missing tiles, corrosion of flashings, loss of chip coating, missing ridge tiles. Check gutters/spouting for water ponding which occurs when the water cannot drain away. Clear any debris and check for blockages. Check for damage caused by ladders being lent against the guttering or from overhanging trees. Check downpipes for leaks. Check for overhanging branches and trim Check the lower edge of roof for water damage. 				
<p>Vents and ducts:</p> <ul style="list-style-type: none"> Check connections are secure and that there are no holes or penetrations in the ducting material. Clean ducts of lint or any material that will restrict air flow monthly. Check fixtures are fit for purpose and operational. For roof vents, check flashings for any possibility of leaking. Ensure vents and louvers are free for air movement – clear gable vents of birds' nests and other obstructions. 				
<p>Balcony membranes and overflows:</p> <ul style="list-style-type: none"> Check membranes for penetrations or damage. Remove sharp objects and keep clean. Sweep and wash once a year. Check overflows are clear of any objects that would restrict performance. 				
<p>Cladding:</p> <ul style="list-style-type: none"> Wash cladding regularly, following the manufacturer's recommendations. Some warranties require the cladding to be washed at specific intervals. Do not use a water blaster as it can damage the cladding and push water through gaps/joints. Use a soft broom and clean water. Check brick work for cracked mortar or loose joints. Paint exterior according to manufacturer's instructions. Ensure flaky paintwork is removed and sanded back, walls are primed and painted according to the paint manufacturer's instructions. 				
<p>Windows and doors:</p> <ul style="list-style-type: none"> Clean windows regularly and check for mould growth, corroded fixings, water damage due to condensation, pitting in aluminium joinery, cracked putt or cracked glass. If doors are sticking / jamming, check for dirt build up, lack of lubrication or misalignment. Clean and lubricate locks and sliding door rollers. Check hinges for rust. 				
<p>Drainage cesspits and gully traps / grate drains:</p> <ul style="list-style-type: none"> For cesspits and grate drains, remove grates and clear out all sludge and silt from path of drain. Flush with a hose and replace grate. For gully traps check the trap is clean and has not overflowed. Clean 				

<i>with a hose and soapy water.</i>				
INTERIOR	Spring	Summer	Autumn	Winter
Chimney and flue: <ul style="list-style-type: none"> <i>In the autumn engage a contractor to clean the chimney as they will have the necessary equipment and skills needed to successfully undertake this task. Ensure the contractor checks the condition of the flue and flashings while on the roof</i> 				
Kitchen: <ul style="list-style-type: none"> <i>Check sealant around tiles, sinks, appliances and splash back for wear and tear.</i> <i>Check seals on the fridge and freezer. Clean the coils at the back of the fridge.</i> <i>Check the dishwasher for leaks.</i> <i>Clean the extractor fan filters.</i> <i>Check taps and under sink connections for leaks – replace washers as appropriate.</i> <i>Check drains and clean (baking soda, white vinegar and boiling water are a cheap cleaning solution).</i> <i>Sharpen and clean the cutting blades of your waste disposal by grinding ice cubes.</i>				
Bathroom: <ul style="list-style-type: none"> <i>Check sealant around bathtubs and showers for cracking or peeling – repair as appropriate to avoid water leaking into walls or baseboards.</i> <i>Check sealant around tiles and splash back for wear and tear or age (sealant becomes brittle as it ages).</i> <i>Check taps and under sink connections for leaks.</i> <i>Clean drains.</i> <i>Check lime build up on shower head and replace if appropriate.</i>				
General: <ul style="list-style-type: none"> <i>Check for cracks or loose plaster, signs of leaks, stains or dirt on ceilings and walls and clean / repair as appropriate.</i> <i>Check floors for wear and tear.</i> <i>Clean carpet and drapes every 12 months to ensure they last longer.</i> <i>Check for mildew or mould (visible signs or odour).</i> <i>Check smoke alarms are working correctly and change batteries twice a year.</i> <i>Check exposed wiring for signs of wear. Engage an appropriate contractor if work required</i>				



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