

MAINTAIN OR HOPE?

The days becoming shorter are a sure sign that the wet gloomy days of winter are just around the corner. This is the time to have a thorough check of the exterior of your home and take care of any maintenance before the winter wet sets in.

A good plan is to start from the top and work down.

Importantly though, before getting on your roof, take time to consider your safety and if in doubt, seek help and advice. And always make sure you know where and where not to stand on your roof, depending on what roof material you have. Check for cracked, loose, and dented tiles. If you have a concrete roof, pay particular attention to the bedding of the hip and ridge tiles. If you have a metal roof check for loose fixings and nails that are sitting proud of the roof material.

Next move down to the gutters and ensure all are clear of debris. Some gutter systems when blocked can overflow into the soffit which in turn can direct water into the wall cavity. If you have an obvious leaf problem, you may wish to consider a gutter guard system.

Next onto the cladding:

Brick veneer requires little maintenance other than to ensure the open mortar joints (ventilation) to the top and bottom course of bricks are clear of obstructions. Make sure your landscaping hasn't crept preventing air to circulate in the brick cavity.

Plaster systems need to be kept clean to avoid algae build up. This will be most evident on the south side of your home. Generally a wash with soapy water will be sufficient, but it is always wise to check the maintenance requirements of your particular cladding system's specification. Most plaster systems rely on the paint to provide weather protection, so the paint should always be maintained in good clean condition.

If you notice cracks in your plaster/cladding, don't ignore them, get them checked now by a specialist. Similarly, weatherboards need to be kept clean and the paint in good condition.

If you come across any areas of doubt, hoping it comes right is not a great strategy. Have it checked and repaired if necessary!

Whether building your own home or an investment property, eliminate all your risk by contacting Signature Homes Papakura/Franklin. Signature Homes will guarantee to design a home that meets your budget, and provide written guarantees that your investment is 100% secure, you will know your costs before you enter into a contract, and you will know your completion date.

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