

# HOW TO LOOK AFTER YOUR BIGGEST INVESTMENT

## The ultimate homeowner maintenance checklist

Keeping your place in good nick is one of the best things you can do as a homeowner. A bit of mahi now and then can help you dodge massive repair bills later on and help you secure the best price if you decide to sell.

We've teamed up with [Inspected Residential](#) on this handy checklist to get you started. Every home is a bit different, so feel free to tweak this list to suit your own pad.

### MONTHLY JOBS

- Check that your smoke and carbon monoxide alarms are working. Swap out the batteries if you need to.
- Give the waste disposal unit a clean to stop any funky smells.
- Look for any plumbing leaks under your sinks and around appliances like the dishwasher.
- Keep an eye out for pests – check for droppings, nests, or spots where they might be getting in.
- Clean the filters in your range hood to get rid of grease buildup.
- Clear out your dryer's lint filter and vent to prevent any fire hazards.
- Look for any signs of mould and mildew, especially in the bathroom, laundry, and around window joinery.

### EVERY FEW MONTHS

- Clean out the tracks on your sliding doors and windows so they run smoothly.
- Check the filters in your [heat pump](#)/air-con to keep it running nicely.

- Clear leaves and other gunk out of your gutters and downpipes.
- Clean your taps and fittings to get rid of any mineral buildup.
- Have a peek in your ceiling cavity and under the house for any leaks or pests.
- Give the grout and sealant in your kitchen and bathroom a good clean.
- Trim back trees and bushes so they don't end up damaging the house.

### TWICE A YEAR

- Check the seals and grout in your showers and baths to stop water from getting where it shouldn't.
- Inspect your windows and doors to make sure they're properly sealed against drafts.
- Test the safety auto-reverse on your garage door opener to make sure it's working.



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### ONCE A YEAR

- Lube your door hinges and locks to stop them from squeaking.
- Check your exterior paint for any damage and touch it up if needed.
- Have a look at your roof for any broken tiles, leaks, or issues with the flashings.
- Give your floors and carpets a deep clean.
- If you've got a fireplace, get the chimney cleaned and inspected.
- Pressure wash the outside of your house to get rid of dirt and grime.
- Check the foundations of your home for any cracks or signs of water getting in.
- Give your oven and stove a thorough clean.
- Protect your wooden decks and fences from the weather with a fresh coat of stain or paint.
- Fertilise and aerate your lawn to keep it looking lush.
- Inspect and clean your outdoor lights.
- Flush your hot water cylinder to remove sediment and keep it running efficiently.
- Get your heat pump/HVAC system serviced by a professional.
- Test your irrigation system and fix any leaks.
- Review your insurance policy to make sure you've got the right cover for your home.

### SEASONAL BITS AND BOBS

- **Spring:** Tidy up the outdoor furniture, get the garden ready, and check the sprinkler system.
- **Summer:** Keep on top of the lawn and put a new coat of stain or oil on the deck.
- **Autumn:** Rake up the leaves, clear out the gutters again, and prep for winter.
- **Winter:** Check your insulation, fix any drafts, and keep your paths clear of ice.

### AS YOU NEED TO

- **Leaks:** Fix any plumbing leaks as soon as you spot them to prevent water damage.
- **Electrical:** Got flickering lights or buzzing switches? That's a job for a sparky – don't muck around with it.
- **Pests:** Deal with any unwelcome critters as soon as they show up.
- **Appliances:** Check the manual for your appliances and follow the maintenance tips to help them last longer.
- **Septic tank:** If you have one, get it cleaned and inspected regularly.
- **Pool:** Keep your pool clean and the chemicals balanced.
- **Ventilation:** Make sure your home's ventilation systems are clean and working well for better air quality.

