

## ONGOING HOUSEHOLDER MAINTENANCE

One of the many benefits of buying a new home is that everything is new! Necessary improvement work is non-existent and maintenance is down to a minimal level. Having said that, ALL new homes still require regular maintenance by the homeowner to keep them as new and to avoid possible repair costs in the future.

Below are some of the more common maintenance tips and checks for householders to carry out on a regular basis.

### **Externally:**

1. Remove debris from gutters and downspouts as well as checking alignment to ensure rainwater is collected properly and drains away from the house. Check mountings are secure.
2. Inspect grading around house to ensure surface water still drains away from the house on all sides.
3. Check bricks or blocks for cracked mortar or loose joints – repoint as necessary to stop future water ingress.
4. Clean out leaves or debris that have filled doorways, window wells or storm drains.
5. Check painted/stained surfaces for touch ups, damage or mildew.
6. Check external windows and doors to ensure they are in good order and still repel the weather. If timber windows checks need to be more regular than for uPVC equivalents.
7. Check all weep holes on doors and windows are debris free
8. Check all vents for blockages, build up of debris
9. Check roof for loose or cracked tiles and flashings around chimneys or projections etc.



Cumbrian Homes Ltd  
Castle View  
Gillan Way  
Penrith 40 Business Park  
Penrith  
Cumbria  
CA11 9BP

T. 01768 840840

F. 01768 899093

E. [enquiries@cumbrian-homes.co.uk](mailto:enquiries@cumbrian-homes.co.uk)

W. [www.cumbrian-homes.co.uk](http://www.cumbrian-homes.co.uk)

**Internally:**

1. Test smoke alarms to ensure they work correctly, both the sounding of the alarm and smoke/heat detection
2. Check the chimney for build up, clean with brushes if necessary. Clean stovepipe between stove and chimney and check for any corrosion and holes.
3. Check electrical circuit breakers and fuses. If either begin to trip regularly call an electrician to investigate further.
4. Have your Boiler and Heating system inspected and serviced once a year to keep it running correctly and efficiently.
5. Check if your radiators need bleeding by turning the bleed valve in all rads to check for air. Note: if a lot of air is released you will need to ensure the system pressure is increased via the filler loop. Call a plumber if you are unsure.
6. Check there is sufficient water in waste traps at all times. If a WC or bathroom, usually one not often in use, starts to smell run all taps/showers/flushes to fill the waste traps again.
7. Check all latches and locks work on windows and doors
8. Inspect all hardware on doors and lubricate if necessary
9. Check all filters and vents for kitchen appliances, replace as per the manufacturer's instructions if necessary



Cumbrian Homes Ltd  
Castle View  
Gillan Way  
Penrith 40 Business Park  
Penrith  
Cumbria  
CA11 9BP

T. 01768 840840

F. 01768 899093

E. [enquiries@cumbrian-homes.co.uk](mailto:enquiries@cumbrian-homes.co.uk)

W. [www.cumbrian-homes.co.uk](http://www.cumbrian-homes.co.uk)