

1. Check and clear roof & gutters and silicone joints. If not regularly cleaned timber rot and water damage can occur to fascia and soffits.
 - a. Check silicone sealants to roof flashings – ultraviolet rays of the sun will breakdown these (if unprotected) in a few years. All minor cracks to roof tiles should be sealed and all pointing to capping tiles regularly maintained with silicone to prevent any leakage and water damage to internal ceilings.
2. Adjust and lubricate sliders (doors & windows) – silicone spray (non-oily).
3. Check sealants and grouts to all decks & balconies and “wet areas”. Upper level patio floors which are not waterproofed may leak onto lower levels. Tiled shower cubicles are likely to LEAK if not sealed at floor levels!! Tile glues can “crystallise” in a few years if incorrectly applied. Timber rot and decay can be concealed behind showers and other wet areas.
4. Treat all exposed timbers – 50% raw linseed oil + 50% turps. Tops of open decks, floor joists and tops of open pergolas – moisture will cause timber to decay (dry & wet rot).
5. Check moisture around timber and steel stumps/supports and posts – moisture causes decay and rust and can attract termites.
6. Avoid having timbers, posts, stairs, cladding etc. in direct contact with the ground. This will help reduce the risk of termites and timber rot. Oregon timbers are highly prone to timber rot and should not be used externally for pergolas, hand rails, external floor joists and beams, etc. When freshly painted timber rot can be hard to detect through visual inspection.
7. All windows and glass to home should be brought in accordance with Australian Standards. AS2047 & AS1288.
8. Drain all surface water away from house – 600mm wide paving around house is recommended. Water will swell ground clays and cause movement to foundations and crack brick and block walls. Recommend diverting all downpipes to curb where possible. Internal retaining walls can leak in heavy rain.
9. Any patched or repaired cracking past or present to brickwork or sheeting may require further investigation and should be monitored in the future.
10. For safety reasons, handrails and balustrading higher than 1 meter above the finished ground level (FGL) should be brought into accordance with current building codes and regulations.
11. Keep trees and gardens away from foundations of house. Keep weep holes in brickwork clear at all times. Covered weep holes can lead to rising damp and termite infestation.
12. Older homes should be checked for lead based paint and should have all lead based paint removed by a professional painter due to safety concerns.
13. Recommend installation or renewal of termite treatment and/or an annual pest inspection and report.
14. All gas fittings and storage cylinders should be checked by a licensed installer for safe operation and operation of all fixtures.