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MAINTENANCE GUIDE

Regular maintenance will protect your home, extending its life and providing a safer living environment.

DRAINAGE

Surface drains and stormwater drains from roof downpipes should be installed in accordance with local Council requirements. Stormwater must not be allowed to collect around buildings, nor should it be directed on to adjacent properties. This is particularly important on sites with reactive soils.

LEAKS

Any leaks in water, sewer, gas or stormwater pipes should be repaired promptly.

PAVING

Perimeter paving around the building is necessary to prevent the soil from drying out (especially on the north and west sides) and to resist the penetration of rain adjacent to the footings. Preferred paving materials are concrete or brick, with ample grading away from the building.

GARDENS

Gardens, lawns and plants should provide a uniform long-term soil moisture content around the building. Changes in gardens and watering can lead to variations in soil moisture content which may cause cracking in the building's superstructure. Large garden beds should not be located next to the building.

TREES

Certain species of trees should not be planted in residential gardens on sites with reactive soils. Most trees should not be planted close to buildings. Trees which overhang roofs should be cut back to avoid blocked gutters and downpipes. The removal of large trees can also cause problems. Clay soils may swell and lift footings as moisture is returned to the soil.

MASONRY WALLS

Masonry walls are naturally brittle and may crack, particularly at openings, when subject to footing movement. Movement in walls should be monitored, and expert advice should be sought on recurring or widening cracks. Repair cracks when re-painting. Minor cracking usually has no influence on the stability of masonry walls.

TERMITES

Termites are more likely to strike where sub-floor ventilation is poor and dampness is present. Regular inspections by termite experts are recommended.

DAMPNESS

Signs of dampness in walls, floors and roofs may indicate more serious problems and should be investigated further. In older buildings faulty damp-proof courses can contribute to rising dampness.

PAINTING

Regular re-painting enhances the exterior and protects materials from the ravages of sun, wind and rain. Persistence weathering will cause the deterioration of most surfaces.