



Property Maintenance

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Homeowner Maintenance Checklist

A practical New Zealand-specific guide to help homeowners protect their property, reduce costly repairs, and maintain a healthy home.

Monthly Checks

- Check for condensation around windows and frames.
- Inspect bathrooms for mould and moisture.
- Check under sinks for leaks.
- Clean rangehood and heat pump filters.
- Test smoke alarms.

Quarterly Checks

- Clear gutters and check downpipes.
- Inspect roof, flashings, and cladding.
- Check exterior drainage after heavy rain.
- Oil hinges, locks, and sliding doors.
- Inspect decks and stairs for damage.

Annual Checks

- Service heat pump and ventilation systems.
- Inspect exterior paint, stain, and timber.
- Check hot water cylinder for leaks or corrosion.
- Inspect subfloor and roof space for moisture or pests.

Before / After Storms

- Secure outdoor items and clear drains.
- Check property for leaks or damage after storms.

Regular maintenance reduces long-term costs and prevents small issues becoming major repairs.