

# The 6 Biggest Maintenance Mistakes and what they could cost YOU!

## 1 Chimney not swept annually

**Potential Cost: Tens or Hundreds of Thousands.**

Many people, both homeowners and landlords, don't realise that they are required to get their chimney swept each year to keep their insurance policy current! In many cases, if there was a fire, and they can't prove that the chimney has been swept regularly, the insurance company may be able to avoid the claim!!!

## 2 Roof not washed annually

**Potential Cost: Thousands for a new roof.**

A new roof for most residential properties is over \$10,000 and can be much, much more depending on the size of your house. Without a regular wash and moss protection, the life expectancy of your roof could be halved, requiring a total replacement after as little as 10 years!

## 3 House not washed annually

**Potential Cost: Thousands for an exterior repaint.**

A simple wash every year can double the life of your paint, saving you thousands of dollars over a 10 year period. (the average house costs around \$10k to repaint externally).

## 4 Gutters not cleaned annually

**Potential Cost: Thousands, if gutters clog and water backflows into the house.**

Water backflowing into your house can create major problems, and you won't know it's happening until it has been happening for some time. When there are drips from the ceiling and water running down the wall, you have a major problem. Wall and ceiling linings may need to be replaced, framing timber dried out or replaced, and the effected area replastered and painted. All because the gutters weren't cleaned regularly!

## 5 Property not secure

**Potential Cost: Thousands.**

If your property is not secure and you have a break in, it is likely to cost you hundreds in a best case (if you are insured, because of the policy excess and loss of no claims bonus) and thousands in a worst case (replacing whatever has been taken). And not to mention the emotional trauma of losing personal items that may have been family heirlooms.

## 6 No regular maintenance review

**Potential Cost: Hundreds or Thousands in unexpected and unbudgeted expenses that "just crop up".**

Most commercial landlords know that a regular maintenance report done by a suitably qualified professional will save them thousands, by alerting them to small problems early, before they become major issues. A regular report also allows them to plan 1, 2, even 5 years ahead for major items that will need replacement or renovation, such as roofs, painting, and general modernisation. As the saying goes "forewarned is forearmed"!



# What is it going to cost?

## No Chimney?

Take \$65 off our Annual Residential Property Maintenance Package price.

### SMALL HOUSE

Small House (approx 1-2 bedroom)  
– up to 120m<sup>2</sup>  
(single or double level)

**Annual Residential  
Property Maintenance  
Package\*\***

**\$900**

(plus gst)

### MEDIUM HOUSE

Medium House (approx 3-4 bedroom)  
– 120m<sup>2</sup> to 250m<sup>2</sup>  
(single or double level)

**Annual Residential  
Property Maintenance  
Package\*\***

**\$1,369**

(plus gst)

### LARGE HOUSE

Large House - over 250m<sup>2</sup>  
(single or double level)

**Annual Residential  
Property Maintenance  
Package\*\***

**\$1,495**

(plus gst)

#### \*\*Annual Residential Property Maintenance Package includes:

Chimney sweep, Security check, Roof wash, Gutter clean, House wash, and Annual Maintenance Review.

## After something specific?

Custom make your own maintenance package.

The following table shows our prices when ordering on a per item basis.

	SMALL HOUSE	MEDIUM HOUSE	LARGE HOUSE
Chimney Sweep (per chimney)	\$71.50	\$71.50	\$71.50
Security Check	\$108.90	\$115.50	\$121.00
Roof Wash	\$174.90	\$357.50	\$385.00
Gutter Clean	\$218.90	\$288.75	\$357.50
House Wash	\$251.90	\$486.41	\$522.50
Maintenance Review	\$163.90	\$185.90	\$185.90

All prices exclude GST. Prices apply to Auckland metropolitan area only. Surcharge may apply outside these areas.

**Order the Maintenance Review and at least two other items from the above table and receive a 10% discount off the total price**

## GOT AN EVEN LARGER HOUSE?

If your house is over 350m<sup>2</sup> then please contact us for a quote



**MAINTAIN TO PROFIT**

Total property maintenance

Auckland Wide

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