

# Preventative Maintenance

## THE OUTSIDE OF YOUR HOME

Inspecting your home regularly could help you to spot a problem before it causes serious damage. Such problems can often be put right cheaply, but if left, could end up being expensive. Careful consideration should be given to the following areas:

### **Chimney Stacks**

If your chimney pots are broken or leaning they may need to be replaced or secured with sand and cement mortar. If the chimneystack is leaning, bricks appear to be loose or in poor condition the stack may require repointing or rebuilding.



### **Lead Flashings**

Lead flashings are used to weatherproof the junction between the roof covering and chimneystacks or where gable walls finish above the surface of the roof. If the leadwork appears loose or missing it may need to be resecured or replaced.

### **Ridge and Hip Tiles**

Ridge and hip tiles help keep your roof watertight. Most of these tiles are secured to the roof tiles or slates using sand and cement mortar. Over time the condition of this mortar can deteriorate causing these tiles to become insecure. If the mortar holding these tiles down is loose or cracked these tiles may need pointing or relaying on a fresh bed of mortar.



### **Roof Slates and Tiles**

In order to ensure your roof remains watertight and in a good condition it is

important to inspect it at regular intervals. If any slipped or broken slates or tiles are identified they should be secured or replaced. If your roof is constantly being repaired it may be more cost effective to replace it. The Staying Put Agency can advise you of the condition of your roof and help you with estimates for its repair or replacement.

### **Gutter and Rainwater Pipes**

Leaking gutters and rainwater pipes can cause damage to the masonry of your home and lead to problems with penetrating damp if not repaired. Carrying out the inspection in moderate to heavy rain is the best way to identify any problems with leaking or overflowing gutters.

### **Pebble Dashing or Render Coatings**

If pebble dashing or render coatings become loose or cracked they will allow water penetration and may become detached from the wall putting it in danger of falling. In order to remove this danger and avoid minor repairs escalating, repairs to the coating should be carried out as soon as a problem has been identified.

### **External Joinery**

All external joinery i.e. window frames, fascia boards, doors, doorframes and gates should be protected from the elements. If any loose paint or coatings are identified they should be sanded down and the replacement coating should be applied in accordance with the manufacturer's instructions.



### **Brick and Stone Walls**

The external wall of your home offers protection from the weather; in order to ensure it remains effective it is important that the mortar joints are in good condition. If the mortar joints are eroded or crumbling they may require raking out and pointing. If the face of the bricks or the stone is crumbling it may require some repairs or replacement.

## **Drainage**

Gullies should be clear of debris and emptying properly. Any waste pipes should be in good condition, secure and effectively discharging directly into the gully.

Gully tops and inspection chamber covers should be in a sound condition, securely in place and free from obstruction to allow access for cleaning when required.

## **Paths, Drives and Yard Surfaces**

Paths, drives and yard surfaces should be in good condition and free from obstruction. If these surfaces are uneven or are covered with moss or algae they should be repaired or cleaned to avoid the risk of slips, trips and falls.

## **Airbricks**

Airbricks provide ventilation below timber floors to help keep them dry and free from rot. All airbricks in your property should be clear and free from obstruction.

## **Trees**

The roots of trees can have a serious effect on foundations and buildings. Where trees are close to a property advice should be sought from a Tree Surgeon to identify the species and the potential to cause damage. The Staying Put Agency can advise you on approved contractors.



If you have any questions or would like more information on looking after the outside of your home please contact:

### **Middlesbrough Staying Put Agency**

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### **Opening Times**

**Monday – Thursday: 8:30pm – 5:00pm**

**Friday: 8:30pm – 4:30pm**