



# Property Maintenance



**Your property is generally your greatest asset.  
...though not regularly maintained...**

Many property owners have motor vehicles and generally service these more regularly, and with the MOT tests any major faults are diagnosed and repairs are made. So why do homeowners not have regular maintenance checks on property, generally only carrying out work when a problem develops?

**The owner should adopt a planned approach to maintenance, in doing so it can help the need for unplanned emergency repairs. Using a planned approach it will keep the value of the building and in some cases even help to add value.**

However, most properties are only fully surveyed at the time that the owner decides to sell. Then issues come to light that could in fact turn away prospective purchasers or leads to haggling over the cost of the house meaning the house price reduces.

So why don't homeowners employ a planned approach? Sometimes it is down to lack of knowledge and damage that can create or just laziness was also a common cause. The sticking the head in the sand or 'out of sight, out of mind' approach is also used.

It is not just the structure that gets neglected, by also essential and harmful appliances get left. Most homes in the UK run gas powered boilers that should be serviced annually, well all gas appliances should.

Not having condition surveys could lead to expensive and frankly unnecessary bills and these ideally should be undertaken annually.

Undertaking such surveys will provide the building with a health check and reduce the risk of for example dry rot, as timbers are seldom checked and in by not having them checked potentially gives the homeowner a large expense as older properties are more at risk of such timber decays.

On the first condition survey we will inspect wall ties (if the property has cavity walls), though once surveyed if no significant issue will not need to be assessed on each survey.



## Information Sheet

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*A team with a wealth of experience  
...and one that cares*

The main aim for the surveys is to increase the serviceable life of various components and to prevent more serious, often costly problems occurring in the future.



**Here is one of our surveyors inspecting the condition of a timber lintel in a boundary wall**

Once a condition survey has been completed any immediate work will be reported and also a maintenance schedule will be presented. The maintenance schedule will address areas of the property that will need to be maintained. One area for example would be rainwater services. These often become blocked or not being painted can lead to problems such as penetrating damp, condensation and timber decay to occur.

Over the last thirty years uPVC has become increasingly popular as a material used for external building components, particularly for guttering and downpipes and window frames. uPVC external cladding, soffits and fascia boards are also now commonly used in place of timber as it is considered that this needs less maintenance. However, if you do not look after the uPVC then photo-oxidation which causes bleaching (staining) and loss of pigmentation of the UPVC will occur. Once this occurs the UPVC will pick up dirt, dust and other particles and become discoloured. Maintaining the material will help prolong its life

Our surveys will cover all aspects of the property that is followed up by a comprehensive report and any associated costs.

Should you wish to discuss the matter further simply get in touch so that we can answer your questions.



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