



Home maintenance calendar



One in three of us worry about the amount of maintenance work we need to do on our home and many put off work as a result. It is important to remember that wear and tear needs to be kept under control to stop things getting so bad you're left with a big bill, as well as ensuring you're properly protected by your insurance.

Here at LV= we know you love your home and want to keep it in good condition, so we've created this calendar to help you keep track of the most common home maintenance tasks throughout the year.

JANUARY

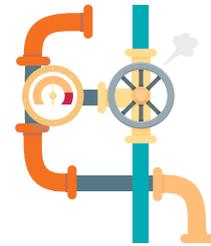


Repair boundary fences

At this time of year the plants and trees in your garden will have died back, making it easier to check over your boundary fencing and make any necessary repairs. On a clear day, take time to inspect the base of the fence where rotting is most likely and re-stain, paint or repair where required. If storms are particularly bad throughout the winter then it may be wise to check fences earlier in the season.

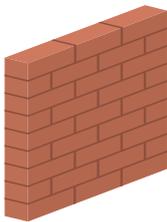
Check pipes

Check the pipes you're able to see, like the ones under your kitchen sink, especially in winter. This should help flag any issues early and stop them turning into major problems. It's also worth checking the stopcock is working and hasn't seized up as you need this to turn off the water supply if you have a leak.



FEBRUARY

MARCH

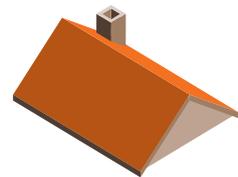


Check exterior walls

Your home will have weathered the majority of winter by now, so check around your property to search for any crumbling, loose or missing mortar, or cracks in brickwork. If you find any faults, wait until the last of the frosts have passed (which can undermine repairs) and hire a builder or handy man to repair the damage.

Take a peek at the roof

The worst of the winter weather should be over so now is a good time to check there's been no damage to your roof during winter storms. You can use binoculars to inspect the roof from outside and you can also check for damage in the loft by feeling for drafts or searching for shafts of light coming through from tears or breaks. A roofer can follow up on any damage you find and a swift fix can often prevent problems in future.



APRIL

MAY



Inspect windows from the inside

Take a look over your windows and window frames. As windows age, hinges can wear and sashes may drop, so check that all windows open, shut and lock without issue. You should also look for any condensation or damage and fix broken seals in double-glazing if there are any issues. If there's condensation on the windows then make sure you wipe them regularly, and get a professional in if they're damaged.

Go outdoors

Exterior window frames are exposed to the elements all year round, so take advantage of the dry weather to re-paint or re-varnish frames to protect them from wood rot. The warmer weather also means paintwork will dry quickly.



JUNE

JULY



Hot weather? Turn the heating on

It may seem counterintuitive to think about your heating system in the warmer months, but if you have an older system it's worth turning it on once or twice during summer to prevent the pump and valves from seizing. Summer is also an ideal time for your annual boiler service, regardless of how old your system is, because any disruption will cause the least amount of inconvenience.

Get out the paintbrushes

The warmer months are an ideal time to re-cover any cracked paintwork. Cracks and marks do naturally occur, particularly in period properties, and are often nothing to worry about, but look out for cracks larger than 3mm as these may indicate subsidence or similar problems.



AUGUST

SEPTEMBER



Get your fireplace winter-ready

If you have an open fire or wood burner, make sure that your chimney hasn't become blocked during the spring and summer months. Before winter is the ideal time to schedule your annual chimney sweep. Fires and wood burners also need a functioning carbon monoxide alarm nearby so check the batteries regularly.

Clear drains and gutters

The fall of autumn leaves can block your drains and gutters. Wait until after the leaves have finished falling before clearing gutters and drains, and remember that if it's not safe to do this yourself, hire a professional. To check that drains are clear, run some water in different parts of the house to see if it is free flowing through each outlet in the manhole.



OCTOBER

NOVEMBER



Give your bathroom some TLC

The cold winter months are the worst for condensation and associated damp, so give your bathroom some TLC as the temperature drops. Re-grouting or replacing sealant material around the bath and shower is important to prevent water damaging your floor, wall or ceiling below. If you have trickle vents on windows check that they are open and make sure that extractors in bathrooms and kitchens are working and are being used.

Fulfil lofty ambitions

If you're heading up into the loft to get the Christmas decorations down or put items into storage, this is an ideal time to check it over. The most important thing is to ensure that the loft is properly insulated or that the insulating material isn't damaged or missing. You should also check all pipework and tanks are properly insulated to stop them freezing in winter and check the exposed timber for any damage or wear, particularly from woodworm.



DECEMBER

