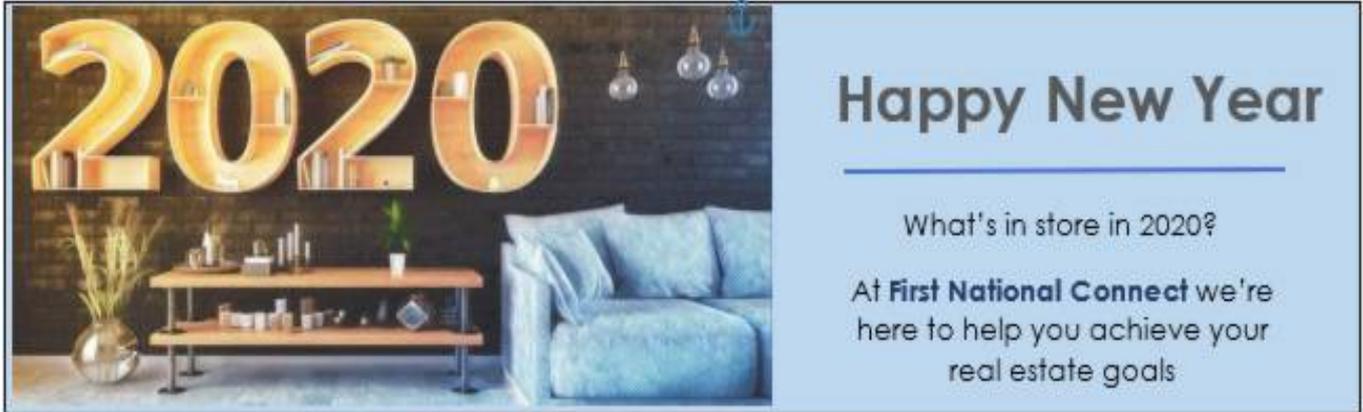


# Landlord's Newsletter

## January 2020



### How to protect your home from damage during summer

- Protect your home for any possible issues that may arise during summer.

### Prepare your Home and Get ready

- There are some simple things you can do around your home to prepare it for a bush fire.

## Prepare your Home and Get ready The Top 5 Actions to make your home safer

There are some simple things you can do around your home to prepare it for a bush fire. You need to prepare well beforehand as leaving it to the last minute is too late.

Here are five simple things you can do before and during the bush fire season.



### 1. TRIM

Trim overhanging trees and shrubs. This can stop the fire spreading to your home.



### 2. MOW

Mow grass and remove the cuttings. Have a cleared area around your home.



### 3. REMOVE

Remove material that can burn around your home (e.g. Door mats, wood piles, mulch, leaves, paint, outdoor furniture).



### 4. CLEAR

Clear and remove all the debris and leaves from the gutters surrounding your home. Burning embers can set your home on fire.



### 5. PREPARE

Prepare a sturdy hose or hoses that will reach all around your home. Make sure you've got a reliable source of water.

# How to protect your home from damage during summer



Here are some of the possible issues that may arise and ways to avoid them.

## Sun Damage

The scorching Australian sun can seriously damage your home's walls, doors, roof, decking, outdoor furniture and even paintwork.

Reducing sun and temperature exposure can help to protect these areas so look for ways to shade your house and garden, create shade by adding shade sails or umbrellas or even consider installing a retractable awning.

## Water damage

Although roofs are made to repel heavy rainfall and storms; age or poor waterproofing can make the home susceptible to water damage.

Keep your gutters clean, and if you spot any faults in your home's roofing material or any initial staining or mould on your ceiling or walls, it's time to call in the professionals.

## High winds

Strong summer winds can cause serious damage to roof panels, windows or outdoor structures, and there's also

a risk of tree branches falling onto homes.

We can prevent this issue by keeping large tree branches well-trimmed, as heavy, overgrown branches can easily snap during a storm.

## Lightning

Lightning bolts can surge through the electrical wiring or plumbing system and can cause serious damage and expensive repairs.

Save your electronic devices by plugging in a surge protector to connect your TV, modem and computer. You could also have an overall surge protector installed. During a storm, switch off electrical appliances and do not use your landline phone.

## Termites

Termites can cause extensive damage to the home's structure. If any activity has been found, pest prevention professionals have chemical and physical barriers to treat and prevent further damage.

Have an annual termite inspection carried out. Underfloor ventilation and adequate drainage can prevent moisture build up. Removing rotten timber, tree stumps and fence palings and keeping mulch and soil away from walls and foundations can reduce the risk of termite invasion.

## Bushfire

Each state's fire service's website has downloadable bushfire survival plans which provide you with a detailed checklist to keep your house – and your loved ones – as safe as possible.

Download a bushfire survival plan from your state or territory's fire service website: Ensure you stay tuned to local radio broadcasts for any updates on any threatening bushfires.



**3/25 Conrad St, Richmond, NSW 2753**

🏠 2 🚗 1 🚘 1 House

**\$485,000-\$499,000**

- Open plan kitchen lounge and dining
- lock up garage with internal access
- enclosed sunroom providing additional living space
- 2-way bathroom
- Air conditioned
- Ideal low maintenance lifestyle or investment property.

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