

## AUTUMN TENANT ESSENTIAL MAINTENANCE

### CONDENSATION & MILDEW Condensation damages properties and health!

|  |  |
|--|--|
| Windows and Door sills   | Wipe every morning to prevent water damage.  |
| Open windows   | Ventilate rooms, particularly bathrooms and kitchens.  |
| Dehumidifier   | Run a dehumidifier to reduce damp and moisture.  |
| Seal gaps  | Seal underneath doors to prevent draughts (and rodents) coming in: a rolled up towel does the job well |
| Note: tenants are responsible for undue property damage (if caused by neglect) |  |

### HEATING

|  |  |
|--|--|
| Fireplaces & Wood burners  | Sweeping chimneys - QAC organises (chimneys are swept by Queenstown Multi Services). <b>If it hasn't been swept by mid-May, contact your property manager and we'll get it done.</b> |
| Ash  | Use a metal ash bucket. Do NOT dispose into rubbish bins. Plastic buckets or bags with hot ashes cause fires!  |
| Heat Pumps   | Clean heat pump filters - vacuum and wipe down.  |
| Gas fires  | If reporting an issue with your gas fire, ensure gas is running when tradesperson calls.   |
| Remember: <b>NO PORTABLE GAS HEATERS!</b> They are dangerous and not to be used. |  |

### RODENTS

|                    |  |
|--------------------|--|
| Combatting Rodents | Use door snakes (or rolled up towels) to seal off doorways.  |
|                    | Ensure food scraps and rubbish is disposed of appropriately.   |
|                    | If you find signs of rats or mice, purchase traps or bait holders. If the problem persists, contact your property manager. |

### GENERAL MAINTENANCE

|                   |   |
|-------------------|---|
| Gutters           | Leaves are falling! Once fall complete, contact your property manager if gutters have become blocked.   |
| Smoke Alarms      | Check all working. Press button, if it beeps - all good! If not, replace the battery. If unit still doesn't work, or expiry date has lapsed, contact your property manager. <b>DO NOT REMOVE SMOKE ALARMS</b> – under the Residential Tenancies Act you personally can be fined up to \$2,500 for doing so. |
| Gas hot water     | Gas hot water units require electricity. Leave power <b>ON</b> if going away (this prevents damage to the unit in cold weather).  |
| Pathways & drains | Sweep and clear of leaves/debris - particularly after snowfalls.  |

### CONTACT US

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