

# PRE – 1939 PROPERTY OWNERS THIS IS FOR YOU!



*IF YOUR HOUSE WAS BUILT PRE-1939 LISTEN IN!  
INSURANCE COMPANIES REQUIRE 3 OF THE 5 AREAS BELOW  
UPDATED IN ORDER TO APPROVE INSURANCE TO YOUR BUYERS  
WHEN SELLING.*

## 'RE-PILED, RE-ROOFED, RE-PLUMBED, RE-WIRED AND RE-LINED'

### **RE-PILING**

Still experiencing un level surfaces since your repairs? We have uncovered many foundation repairs that either weren't repaired or weren't repaired properly, yet signed off. If this is the case for you, have your levels rechecked and establish with the building inspector whether your claim needs to be re-opened with EQC. One recent pre-market building report recently discovered piling not properly repaired. Marketing had to pause and the property withdrawn from the market whilst they re-opened the claim. The last thing you want is for a buyer to factor in repairs and hit you hard on the sale price, when it's something that should be addressed by EQC. Claims can still be re-opened and assigned to the purchaser to inherit the opportunity to have the repairs re-repaired. You just need to re-open the claim if applicable

### **RE-ROOFING**

One clients pre-market building report revealed a roof that needed further investigation which resulted in needing to be replaced. The owners were aware of it's fragile state being so old, but as they age they can pose a weather-tightness risk. Be diligent in maintaining your property. Check your roofing and spouting regularly.

### **RE-LINING**

Gib on the walls or lathe and plaster? If lathe, take the opportunity to re-line your walls with gib. Not only is the finish better and more modern but possibly warmer too.

### **RE-PLUMBING**

If there are any original pipes still in operation, call a Plumber and have them carry out a full inspection report, make recommendations and, if replacing, make sure you get a producer statement.

### **RE-WIRING**

How did your switchboard cope throughout winter? Did it keep shorting out? Is it time to change the Switchboard, or the rest of the wiring? If you have original wiring or partial original wiring, have an Electrical Report carried out and recommendations made for necessary re-wiring. Remember to get a producer statement for any works carried out. If you have downlights, check that they are not touching the insulation in the ceiling as that can be a fire hazard from heat generated. If your wiring doesn't fully comply, this will effect your buyers ability for full insurance which then impacts on their lending and your sale. Protecting the value and resale of your property doesn't start 3 weeks before going to the market. It begins with diligent home maintenance throughout your ownership, whether it's your home or your rental property. It's easy to drop the ball and put these things off with our busy lifestyles but take 15 minutes and a cup of coffee to write yourself your annual [House Check To Do List!](#)

**Any questions, feel free to call me and have a chat about all things Real Estate.**

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