



Varloch's Home Owner Manual





Meet Your Home Owner Manual

Firstly, we wanted to congratulate you on the completion of your new home or renovation. We're so thrilled to have played a key role in bringing your vision to life and hope you love the finished product as much as we do.

With construction complete, it's time to ensure you have the support and knowledge to keep your home in top condition for years to come. Chances are, this project is the largest single investment you'll make in your lifetime. To ensure its aesthetic and structural integrity is protected, we've prepared this guide on how to proactively maintain your home.

Keep reading to discover what steps you need to take now as well as in the months and years ahead to look after your home (and how the Varloch team can continue to support you, too).

Any questions? Get in touch with us:



Nick Varley
0411 881 021



Jan Lochtberg
0447 127 988



The First Months In Your Home

What To Expect

You've got the keys to your new home. Now what? We've rounded up the important things you need to know in the first 8-12 weeks of living in your property.

DRYING OUT THE HOUSE

While you won't notice it, your home contains a lot of moisture when you first move in. Over time, heating and living in the property will dry these materials out. Timber, brick, and plaster-lined areas may shrink or move slightly during this process, causing small cracks. Never fear: these cracks are cosmetic and won't affect your home's structural integrity.



Give your home time to 'acclimatise internally' for at least a few weeks before using heating regularly to avoid any substantial shrinkage and damage..



DRAINAGE

We have ensured the ground immediately surrounding your home is graded away to allow for adequate draining, in line with the Building Code of Australia (BA).

To prevent any moisture issues, make sure to:

- › Never allow soil to interfere with drainage
- › Never allow landscaping to cover weepholes or sub-floor vents in brick walls
- › Avoid damage to subsoil drains when conducting landscaping or digging
- › Keep drainage and silt pits clean and free from debris
- › Contact a licensed plumber immediately if you notice damage or leaking to drains

LANDSCAPING

Your house slab, footing and foundations can be impacted by too much moisture in the soil.

To safeguard against soil movements, moisture build-up and termites, we recommend:

- › Do not place large garden beds directly next to the house, ensuring only paths and paving surround your property
- › Speak to an arborist and/or geotechnical engineer before planting trees or shrubs, as tree roots can be a persistent and ongoing problem to your household pipes
- › Avoid overwatering your gardens and lawns to prevent excessive water build-up
- › Check your land purchase contract before adding boundary fences to ensure there are no limitations in place (such as what building materials can be used)

Your Ongoing Maintenance Checklist

Ready to keep your home in top condition? Follow these steps to proactively prevent costly maintenance issues from cropping up. Our maintenance checklist includes, but is not limited to, the following:

MONTHLY MAINTENANCE CHECKLIST

- ☐ Check for leaks around toilets and sinks
- ☐ Inspect grout and caulking
- ☐ Clean HVAC system filters
- ☐ Clean kitchen range hood filter
- ☐ Weed your garden

ANNUAL MAINTENANCE CHECKLIST

- ☐ Trim branches near outdoor HVAC units
- ☐ Inspect your decks
- ☐ Test lawn irrigation systems
- ☐ Test smoke and carbon monoxide detectors
- ☐ Check for leaks and drafts
- ☐ Conduct a roof inspection, including a gutter check
- ☐ Book termite and pest inspections
- ☐ Check storm-window drains
- ☐ Clean clothes dryer exhaust
- ☐ Lubricate garage door springs
- ☐ Power clean stone and driveways
- ☐ Drain hot water heater
- ☐ Prune trees and fertilise garden
- ☐ Clean solar panels and windows
- ☐ Steam clean carpets



2-5 YEAR MAINTENANCE CHECKLIST

- ☐ Clean heat ducts
- ☐ Fasten joinery doors and tracks
- ☐ Replace wet area silicone and seal grout
- ☐ Book annual termite and pest inspections
- ☐ Replace caulking around windows and doors
- ☐ Sand and stain timber deck

5-10 YEAR MAINTENANCE CHECKLIST

- ☐ Repaint your home's exterior
- ☐ Install new appliances, like your dishwasher
- ☐ Book a joist inspection
- ☐ Book a roof rafter inspection

10-15 YEAR MAINTENANCE CHECKLIST

- ☐ Replace the hot water heater
- ☐ Replace the garage door opener
- ☐ Install a new refrigerator and rangehood
- ☐ Replace your smoke and carbon monoxide detectors



How To Keep Your Home In Top Condition

Our top tips and expert advice for regular, ongoing maintenance across your home.

CLEANING

Alongside your regular cleaning, here are a few specific areas to give some extra attention to:

- › Regularly wash door/window tracks and rollers with mild detergent and water
- › Avoid strong abrasive cleaners on shower screens, baths, basins and toilets
- › Remove residual water from shower screens to reduce the risk of straining
- › Keep shower seals in good condition and resolve any cracks immediately
- › Avoid placing hot pans directly onto benchtops
- › Only use recommended cleaning products to clean floor and wall tiles
- › Keep hinges, handles, latches and locks running smoothly with dry lubricant
- › Gently wipe over painted surfaces with a damp cloth

FIXTURES AND FITTINGS

We've built your home to accommodate specific weight loads. This means adding extra loads through fixtures and fittings to your walls, roof and ceiling (such as basketball rings and solar heating panels) may impact the structural integrity of your home. Always consult a structural engineer before installing any new items.

SMOKE ALARMS

Smoke alarms and carbon monoxide detectors save lives and need to be installed in line with your local regulations. Make sure to replace batteries once a year and book regular smoke alarm checks with a qualified professional.

ROOFING

If you have tiling on your roof, make sure it is inspected regularly and any loose tiles are re-bedded and cracked tiles are replaced. If you have sheet roofing, regular cleaning and inspections are essential to identify any fixings or roof flashings that might need to be repaired.

CONDENSATION

A common cause of mould is inadequate ventilation, causing condensation to build up inside your home. While we've constructed your home to meet ventilation requirements and building regulations, some practical steps can be taken to control condensation, including:

- › Keep windows open in dry weather
- › Open windows and use exhaust fans in bathrooms, kitchens and laundries (particularly when the clothes dryer is on)
- › If you're living in a colder climate or an area with high humidity, consider using exhaust fans and clothes dryers that discharge directly outside

WET AREAS

We've built your bathroom, laundry and toilets to comply with the relevant building regulations for wet areas. However, it's important to never allow water to flood from areas such as your shower recess, basin or washing machine. If flooding occurs, remove the water immediately and heat the area to remove excess moisture.



Important: Any kind of water leak can cause considerable damage if not repaired. Contact a licensed plumber if you discover or suspect a leak to resolve the problem as soon as possible.

TIMBER

If any external timber components have been used on your home (such as decks and pergolas), these materials have been selected to comply with building regulations. However, this timber needs to be maintained to ensure its longevity and long-term structural integrity.

Be sure to check for signs of deterioration regularly, particularly around balustrades and handrails. Plus, make sure to engage a qualified engineer for further advice or if you have specific concerns.

TERMITE RISK MANAGEMENT

If your home is constructed in an area subject to termite attacks, a termite risk management system will be installed. It is your responsibility to ensure this system is inspected and maintained.



Important:
If you suspect signs of termites, contact a pest control company immediately.

How We Can Help

Ready to keep your home in top condition? Follow these steps to proactively prevent costly maintenance issues from cropping up.

Our preventative maintenance services include, but are not limited to:

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| ☐ Yearly building inspections | ☐ Window cleaning |
| ☐ Re-staining | ☐ Pool servicing |
| ☐ Power washing | ☐ HVAC maintenance |
| ☐ Roof and gutter cleaning | ☐ Pest control |
| ☐ Rising damp | ☐ Safety inspections |
| ☐ Cracking render | ☐ Electricians and plumbers on call |
| ☐ Underpinning | ☐ Security |
| ☐ Timber repair and replacement | ☐ Special surface care |
| ☐ Gardening and landscape management | ☐ Painting / Staining |

If you're ready to preserve the quality of your home and take the hassle out of ongoing maintenance, we're here to help. Get in touch with us to secure a quote tailored to your home's unique needs:

contact@varloch.com.au





Stay In Touch

What happens when issues arise?

If you notice something that is cause for concern, please note these details down in writing or pick up the phone and contact us to discuss.

If problems arise in the form of a defect or if you have concerns about levels of workmanship, please refer to the [NSW Guide to Standards and Tolerances](#). This clarifies what constitutes a defect and can help you confirm if a building element has been installed or constructed to an acceptable standard.

After handover from us, items subject to fair wear and tear (such as discoloured sealants, blown light globes and tap washers) become your responsibility.



CALL US

Jan - 0447 127 988

Nick - 0411 881 021

EMAIL US

contact@varloch.com.au

VISIT OUR WEBSITE

www.varloch.com.au