

# Home

April 2011



## What to do if your dwelling is flood damaged

Industry experts say homeowners of flood-affected dwellings shouldn't rush into renovations and instead should wait until the dwelling has had the chance to fully dry out.

It's important to recognise this drying out process could take over a year.

The natural tendency for people to renovate and redecorate as quickly as possible can lead to mould growth and the work having to be repeated.

The intensity of the flood will also have major structural implications for affected homes and the structural integrity of attached decks, balconies or tank stands supporting full tanks of water weighing several tonnes.

The underlying health issues associated with the floods and the disinfecting of homes should not only include interior surfaces but also should extend into the wall framing and sub-floor structure.

### Our 10 top tips for flood damage clean-up:

- ✓ Start at the roof - remove the iron or tiles to allow the sun to shine in to help the drying out process;
- ✓ Check for vermin - there could be rats or snakes in the roof space, which have entered the building to escape the flood;
- ✓ Remove any water-damaged insulation in the walls or ceilings;
- ✓ Replace plasterboard;
- ✓ Solid furniture should be put somewhere to dry (particle furniture will be more than likely destroyed), then you can start spraying everything clean with a high-pressure hose;
- ✓ Replacement meter boxes will need to be fitted. All other electrical equipment must be checked and replaced where necessary;
- ✓ Place old photos in a flat container of water with some detergent. The detergent will separate them. Once all else is done, take them out and let them dry (this won't work with ink-jet produced photos);
- ✓ Following floods, large pools typically form under the house. These areas need to be re-graded to prevent long-term structural damage like rotted floor framing;
- ✓ Be careful of power points and switches that collect mud and impurities. Ensure a licensed electrician checks these before reconnection of power and a licensed plumber checks any water or gas appliances prior to reconnection and ;
- ✓ Beware the termites - debris and rotting wood left from flood waters are an ideal food source for termites so undertake a professional pest inspection.



## Red Rose House – a dream property for all to participate in

All stops have been pulled out for a major charity project that is taking place on NSW's South Coast - Red Rose House – in a partnership between LJ Hooker and Cystic Fibrosis Australia (CFA).

Construction of the house at Sea Breeze Estate, Malua Bay, located only 600 metres from the beach, is on track for an auction event after fundraising by LJ Hooker offices and

their communities and the donation of materials and services.

Named Red Rose House for the significance of the red rose to CF organisations internationally\*, the sale of the home is hoped to further Australian CF research by a figure somewhere in the high \$400,000s.

If you would like to help in completing the finishing touches to the Red Rose

House dream – through donating materials, services or dollars – contact Michael Skuse on 02 4472 6455 or Terry Stewart, CFA, on 02 9878 5250.

\*The rose became the CF symbol after the story of a young boy's translation of his sister's Cystic Fibrosis diagnosis as 'sixty-five roses' spread world-wide. Australia celebrates '65 Roses Day' in May each year.

# Help protect your home & contents while you holiday this Easter

- Cancel all your regular deliveries.
- Hang some old clothes on your clothes line.
- Turn your telephone and doorbell volume down to low.
- Never leave a holiday message on your answering machine.
- Ask a neighbour to park their car in your driveway.
- Arrange collection of mail from your letter box by a trusted neighbour or friend. Alternatively organise for Australia Post to hold your mail until you return.
- Have your rubbish bins put out on the correct day by your neighbour and brought in on the same day.
- Leave emergency contact details with your trusted neighbor and give them instructions on what to do if your alarm is activated.
- Ask neighbours to report any suspicious activity to police.
- Ensure appropriate locking devices are fitted to all doors and windows.
- Secure all doors and windows before leaving.
- Lock all garden tools and ladders away securely so they cannot be used to break into your home.
- Leave a spare set of keys with a trusted neighbour or friend. Do not leave keys hidden outside.
- Take all spare keys with you when leaving the house.
- Use timer switches to turn on lights and radios. Tune to talk back programs as it gives an impression of people at home.
- Leave your curtains and blinds partially open. People will not be able to see straight in and you will create doubt about whether someone is home.



# Five reasons to get your home appraised now



- 1. It doesn't cost you a cent.**  
Unlike a home valuation, an appraisal is a FREE service provided by your local LJ Hooker agent. So, even if you are just interested to know what your house is worth you can have it appraised; there's no down side.
- 2. Because your home is a big investment.**  
Your home, even the one you live in, is a growing investment. And in most cases, it has developed more equity than you think. So why not find out what you are really sitting on?

**3. To help you make your next financial step.**  
The equity in your house can be as useful as cash in your pocket. Imagine what dreams that money could fulfil ... is it time to take advantage of the current housing market to release the equity in your home to purchase an investment property? With vacancy rates at an all-time low and rents increasing, buying a rental property can make great sense.

If you already have investment properties, a rental appraisal can ensure you are generating the right level of rent to improve your yield. Why not ask us to do a rental and sales appraisal at the same time?

- 4. To help plan your renovation or extension.**

If you're thinking about renovating or extending your current property, the equity in your house could provide the funds you need. Ask your local agent to advise you on the potential future value of your home so you don't over-capitalise with your renovations.

- 5. To realise your dreams right now.**  
Alternatively, you may be looking to use your home to fund a life change. Whether you are considering a sea or tree change, investing in education and training for you or your family, or something fun like a new car or boat, what you are sitting on NOW could help fulfil your FUTURE dreams.

**One extra reason... How does \$20,000 CASH to complete your ultimate house renovation sound?**

Just have an appraisal before April 30 and you'll be entered into the draw to win, plus you'll have the chance to win one of our great weekly prizes.

Whatever your reason, even for peace of mind to know you're getting ahead, your free appraisal will help you understand what your house is worth. Your experienced, local LJ Hooker agent will be able to discuss your property with you, at a time that suits you - quickly, professionally and with absolutely no vcommitment.

It's free and easy, and like many others before you, you may be shocked at how much you are sitting on!

So request an appraisal today. Visit - [www.whatareyousittingon.com.au](http://www.whatareyousittingon.com.au)

## Make a difference

LJ Hooker – the Company, its people and its customers – have rallied to support those affected by devastating floods and earthquakes.



The LJ Hooker family wants to make a difference where it matters. If you can help too, LJ Hooker offers its heartfelt thanks.

Click on 'Make a difference' at

[www.ljhooker.com](http://www.ljhooker.com).

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