

PROTECTING YOUR INVESTMENT: THE LONG-TERM BENEFITS OF TIMELY BUILDING REPAIRS

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INTRODUCTION

In this article, we will explore the importance of carrying out repairs promptly. Early repairs are not just a matter of fixing issues, it's also a matter of protecting an investment and ensuring that it retains value over the years. Whether it is a cosy family home in Puchong, Petaling Jaya, Klang, or a busy commercial office in Kuala Lumpur, a building represents a big investment. Like any valuable asset, it requires regular maintenance to uphold its value and functionality, including timely attention to issues such as water leaking repair, roof repair, wall crack repair, or even PU injection works when water intrusion starts to appear.

HOW MINOR ISSUES ESCALATE AND HOW TO PREVENT IT

Minor building problems can be sneaky. They typically start small but can escalate into major issues over time. What appears to be a simple fix, can quickly snowball into a significant and expensive project that affects both your property's value and structural integrity, in addition, deferring or ignoring repair work can affect the useful life of the building and increase repair costs in the long term ^[1].

As an example, consider a leak in the roof. This minor issue, which may only show itself during a heavy downpour, can lead to more serious problems in the building, such as a damp walls, mould and even the need to replace structural wood, all of which are common outcomes of deferred or ignored maintenance ^[2]. These problems could all have been avoided had the situation been addressed sooner. Even small or seemingly trivial issues can turn into major problems, affecting the property and the structural integrity of the building, ultimately affecting its value.

In addition to larger issues, small problems like a sluggish drain or a dripping faucet can lead to significant consequences. While they may seem minor, a leaking faucet can waste a substantial amount of water, ultimately raising your utility bills. Additionally, it may cause damage to flooring and cabinetry or lead to unsightly water stains. As a result, a sluggish drain frequently indicates a clog that can escalate into a complete blockage, potentially resulting in broken pipes or sewage backups, which can be detrimental to your health and your pocketbook ^[3].

Not even the small cracks in the wall are just for decoration. While some can be harmless, others could indicate structural movement or water intrusion, which might result in mould growth, moisture, and peeling paint behind the walls. Furthermore, while a loose floor tile may seem insignificant, it can rapidly turn into a tripping hazard. More significantly, it can allow moisture to seep into the subfloor, potentially causing decay or insect issues that compromise the entire flooring system ^[4].

The conclusion is rather simple. Identifying and addressing issues early on can help you avoid more serious problems down the line. Being proactive helps maintain the market value of your home by reducing the scope and expense of repairs. Therefore, to prospective tenants or purchasers, a well-kept property not only looks nicer but also demonstrates responsible ownership. Taking action early can save you a considerable amount of money in the long run, while also ensuring your property remains comfortable and safe

KEY STEPS TO PREVENT SMALL ISSUES FROM GETTING WORSE

To effectively prevent minor issues from spiralling out of control, several key interventions are essential, which are outlined below:

1. Regular Inspections

It's really important to do routine inspections, whether you're hiring a professional or doing them yourself. This practice helps identify small problems before they escalate into larger ones^[5]. Look out for leaks, cracks, loose fittings, pest signs, and the overall condition of all building systems. For example, a homeowner in Puchong might check their roof regularly after the rainy season, while a property manager in Selangor could plan HVAC system inspections ahead of busy seasons.

2. Prompt Repairs

When you notice an issue, addressing it quickly is essential. Delaying repairs, even for minor problems, can lead to more significant damage and higher costs in the future^[1]. Having a go-to list of reliable local contractors can make the repair process a lot easier.

3. Preventative Maintenance

Maintaining a regular schedule of preventative maintenance tasks can significantly reduce the occurrence of major issues. Typical tasks include cleaning gutters, servicing HVAC systems, resealing grout, and applying protective coatings^[3].

4. Addressing Minor Cosmetic Issues

Additionally, it's important to address minor cosmetic issues, even if they aren't structural. Taking care of problems like peeling paint, damaged wallpaper, or cracked tiles can prevent these issues from worsening. Furthermore, maintaining the property's appearance is vital for preserving its value^[4].

If property owners take these proactive measures, they can better protect their investment from unexpected damage. This way, they can keep it functional, maintain its value, and ensure it lasts longer in Malaysia's dynamic real estate market.

CONCLUSION

In conclusion, maintaining building repairs is not merely a cost, it is a wise investment in the integrity and long-term value of your home. By promptly addressing small issues and establishing a sensible maintenance schedule, you can prevent costly damage later on, whether it involves waterproofing repair, grouting work, building repair, or engaging a repair specialist to stop leaks before they spread. Taking action early helps preserve the structural integrity and aesthetic appeal of your property, and protects your financial investment.

By fostering the practice of resolving issues early, you can ensure that your property remains a valued asset for years to come, providing owners and renters with peace of mind. As the saying goes, fixing things early can save you a lot later on. Timely repairs does more than just save you cash, but also help maintain the lasting value of your investment.

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