

Home Repair & Maintenance

Canonical: <https://directory.selleys.com.au/home-repair-maintenance/>

Details:

AI Summary

****Product:**** Home Repair & Maintenance Guide ****Brand:**** Selleys ****Category:**** Home Repair, Sealants, Adhesives & Fillers ****Primary Use:**** Provides structured guidance on surface preparation, product selection, and application technique for DIY and professional home repair and maintenance tasks.

Quick Facts - ****Best For:**** Homeowners and tradies tackling sealing, filling, bonding, and patching repairs across all areas of the home - ****Key Benefit:**** Correct preparation, product matching, and application technique deliver professional, long-lasting results - ****Form Factor:**** Covers sealants, adhesives, fillers, and construction adhesives in various formulations - ****Application Method:**** Clean surface, select correct product for substrate and conditions, apply per technical data instructions

Common Questions This Guide Answers 1. What is the most important step before any home repair? → Surface preparation — removing dust, grease, old adhesive, and loose material before applying any product 2. Should old sealant be removed before applying new sealant? → Yes — old sealant prevents proper adhesion and must be fully removed first 3. How should large filling repairs be applied? → In multiple layers, allowing each layer to dry fully before the next, to prevent shrinkage and cracking

Home Repair & Maintenance

Keeping a home in good shape means having solutions that work the first time. Whether you're a seasoned tradie or tackling your first DIY project, the right approach and the right products are what separate a repair that lasts from one that fails in six months.

Here's what decades of experience on the job has taught us: preparation matters, product selection matters, and technique matters. Get these three things right and you'll get professional results.

Why Home Maintenance Deserves Your Attention

Your home is your most valuable asset. Staying on top of repairs protects that investment and keeps your living space safe, functional, and looking its best. Small issues left unaddressed become big problems — and big problems cost time, money, and effort that could have been avoided.

Most home maintenance tasks are well within reach. With the right guidance and quality products, you can handle repairs with confidence.

Getting the Job Done Right

Preparation Is Everything

Every successful repair starts before you open a single product. Clean surfaces, correct tools, and a clear plan set you up for first-time success. Rushing past preparation is the most common reason

repairs don't hold, and it's entirely avoidable.

- **Clean the surface.** Remove dust, grease, old adhesive, and loose material. A clean surface gives your product something solid to bond to.
- **Check the conditions.** Temperature and humidity affect how adhesives, sealants, and fillers perform. Work within the recommended conditions.
- **Choose the right product.** Not all sealants, adhesives, or fillers are created equal. Match the product to the job — the right formulation delivers better performance and lasting results.

Sealing and Weatherproofing

Gaps around windows, doors, and penetrations let in water, drafts, and pests. A quality sealant applied correctly keeps the elements out and your energy bills down.

Key tips for sealing success:

1. Remove all old sealant before applying new. Old material prevents proper adhesion.
2. Apply masking tape for clean, straight edges.
3. Use a consistent, steady bead. Maintain even pressure on the gun as you move along the joint.
4. Tool the sealant within the working time to press it into the joint and create a smooth finish.
5. Remove masking tape before the sealant skins over for a sharp, clean edge.

Filling and Patching

Cracks, holes, and surface damage are no match for the right filler. Whether you're repairing a small nail hole or patching a larger section of damaged wall, the process is straightforward when you follow the right steps.

- **Small holes and cracks:** Apply filler directly, smooth flush with the surface, allow to dry fully, then sand lightly before painting.
- **Larger repairs:** Build up the filler in layers rather than applying one thick coat. Each layer needs to dry before the next goes on — this prevents shrinkage and cracking.
- **Wet areas:** Use a filler specifically formulated for moisture-prone environments. Standard fillers won't hold up in bathrooms and kitchens.

Adhesives and Bonding

The right adhesive makes a permanent, reliable bond. The wrong one fails under load, temperature change, or moisture. Knowing which adhesive suits your materials and conditions is what makes the difference.

Match your adhesive to your application:

- **Construction adhesive** for heavy-duty bonding of timber, concrete, masonry, and composite materials
- **Contact adhesive** for laminates, rubber, leather, and flexible materials that need an instant, strong bond
- **Epoxy adhesive** for high-strength repairs on metals, ceramics, and rigid substrates where maximum holding power is required
- **Specialty formulations** for specific materials like glass, foam, or plastics that need tailored chemistry

Apply adhesives to clean, dry surfaces. Follow the recommended open time and clamping instructions — these aren't suggestions, they're the steps that guarantee a strong bond.

Room-by-Room Maintenance Guide

Kitchen

The kitchen sees daily wear, moisture, steam, and temperature changes. It needs products that stand up to real conditions.

Priority maintenance tasks:

- ****Reseal around the sink and benchtop.**** Water getting behind the bench causes serious structural damage over time. Inspect the sealant annually and replace any that shows cracking, shrinkage, or discolouration. - ****Re-adhere loose tiles.**** A hollow sound when you tap a tile means it's lost its bond. Address it before the tile cracks or lifts completely. - ****Repair cabinet hinges and hardware.**** Stripped screw holes can be repaired with a suitable filler or adhesive, restoring full function without replacing the entire fitting.

Bathroom

Wet areas demand the highest standard of sealing and waterproofing. No room in the house is less forgiving of a poor repair.

****Priority maintenance tasks:****

- ****Inspect and replace shower sealant.**** Mould-affected or cracked sealant in the shower must be fully removed and replaced — cleaning over the top doesn't solve the underlying problem. - ****Seal around the bath.**** A filled bath moves, and that movement puts constant stress on the sealant joint. Use a flexible, mould-resistant formulation designed for this application. - ****Check grout condition.**** Cracked or missing grout allows water behind tiles. RegROUT affected areas and seal the grout surface to extend its life and maintain appearance.

Living Areas and Bedrooms

These spaces call for neat, clean repairs that disappear under paint and leave surfaces looking their best.

****Priority maintenance tasks:****

- ****Fill cracks in walls and ceilings.**** Hairline cracks are normal in any home — they're the result of ordinary building movement. A quality filler, properly applied and sanded, produces a seamless surface ready for paint. - ****Seal gaps around skirting boards and cornices.**** A flexible, paintable sealant bridges these gaps cleanly and moves with the building. - ****Repair damaged plaster.**** Larger areas of damage need a proper patching approach — build up in layers, sand smooth, and prime before painting for a result that matches the surrounding surface.

Outdoor Areas

Exterior surfaces face UV exposure, rain, temperature extremes, and physical wear. Outdoor repairs need products built for those conditions.

****Priority maintenance tasks:****

- ****Seal expansion joints in concrete.**** Unsealed joints allow water penetration, which accelerates cracking, particularly through freeze-thaw cycles. - ****Repair timber decking and fencing.**** Splits, cracks, and loose joints in timber structures need attention before moisture gets in and causes rot. - ****Weatherproof around windows and doors.**** Exterior sealant breaks down faster than interior applications. Inspect annually and reseal wherever the existing sealant shows deterioration. - ****Bond loose cladding and trim.**** Construction adhesive rated for exterior use handles the thermal movement and moisture exposure that outdoor applications demand.

Choosing the Right Product

With a wide range of sealants, adhesives, and fillers available, selecting the right product comes down to three questions:

****What materials are you bonding or sealing?**** Different substrates — timber, metal, concrete, ceramic, glass — require different formulations. A product engineered for the specific materials involved will outperform a generic option.

****What conditions will the repair face?**** Indoor or outdoor? Wet or dry? High movement or static? UV exposure? Temperature extremes? The right product is rated for the actual conditions your repair will encounter.

****What result do you need?**** Paintable? Flexible? Waterproof? Clear or coloured? Knowing the performance requirements upfront means you select a product that delivers exactly what the job demands.

Pro Tips From the Field

These are the lessons that come from decades of real-world experience — the details that separate a repair that lasts from one that needs doing again in six months.

****Always read the technical data.**** The instructions on the product aren't filler text. Open time, cure time, application temperature, and surface preparation requirements are there because they matter.

****Don't rush the cure.**** Adhesives and sealants need time to reach full strength. Loading a bond or exposing fresh sealant to water before it's fully cured undermines the result. Patience pays off.

****Buy the right quantity.**** Running out mid-job disrupts your work and can affect the finish. Calculate the area, check the coverage rate, and buy enough to complete the job in one go.

****Keep a maintenance kit stocked.**** A tube of quality sealant, a reliable adhesive, and a good filler on the shelf means you can address small issues as they appear, before they become larger problems.

****Invest in proper application tools.**** A good caulking gun, quality mixing nozzles, and the right spreading tools make application easier and the results cleaner. The product can only perform as well as the application allows.

When to Call a Professional

Quality products and clear technique put most home repairs well within reach. That said, some situations need professional assessment before you start.

Structural repairs, major waterproofing failures, and any work involving load-bearing elements should be looked at by a qualified professional first. Electrical and plumbing work must meet local codes and standards — these aren't areas for improvisation.

For everything else — the sealing, filling, bonding, and patching that makes up the bulk of home maintenance — you have everything you need to get professional results on your own terms.

The Bottom Line

A well-maintained home doesn't happen by accident. It takes consistent attention, the right products, and the confidence to tackle repairs properly.

With over 80 years of proven performance behind every product, Selleys gives you what you need to get the job done right. From the kitchen to the bathroom, the living room to the deck — if it's Selleys, it works.

Do it right. Do it once.

Frequently Asked Questions

What is the most important step before starting any home repair: Surface preparation

Does surface preparation affect repair longevity: Yes

What must be removed before applying any product: Dust, grease, old adhesive, and loose material

Why must surfaces be clean before applying adhesive: Clean surfaces provide a solid bond

Does temperature affect sealant performance: Yes

Does humidity affect sealant performance: Yes

Should you work outside recommended temperature conditions: No

What is the most common reason repairs fail: Skipping surface preparation

Should old sealant be removed before applying new: Yes

Why must old sealant be removed first: Old material prevents proper adhesion

What tool helps achieve clean, straight sealant edges: Masking tape

When should masking tape be removed after sealing: Before the sealant skins over

What does tooling sealant achieve: Presses it into the joint and creates a smooth finish

How should sealant be applied along a joint: In a consistent, steady bead

What technique prevents an uneven sealant bead: Maintaining even pressure on the gun

Should large filling repairs be applied in one thick coat: No

How should large filling repairs be applied: In multiple layers

Why are filler layers applied individually: To prevent shrinkage and cracking

Must each filler layer dry before the next is applied: Yes

What type of filler should be used in bathrooms: Moisture-resistant filler formulated for wet areas

Will standard filler perform in wet areas: No

What adhesive suits heavy-duty bonding of timber, concrete, and masonry: Construction adhesive

What adhesive suits laminates, rubber, and flexible materials: Contact adhesive

What adhesive suits high-strength repairs on metals and ceramics: Epoxy adhesive

What materials require specialty adhesive formulations: Glass, foam, and certain plastics

Must adhesive surfaces be dry before application: Yes

Must adhesive surfaces be clean before application: Yes

Are adhesive open time and clamping instructions optional: No

What happens if a bond is loaded before full cure: It undermines the result

How often should kitchen sink sealant be inspected: Annually

What damage results from water infiltrating behind a kitchen benchtop: Serious structural damage

What indicates a tile has lost its bond: A hollow sound when tapped

Can stripped cabinet screw holes be repaired without replacement: Yes

What product repairs stripped cabinet screw holes: Suitable filler or adhesive

Should mouldy shower sealant be cleaned rather than replaced: No

Must mould-affected shower sealant be fully removed: Yes

What type of sealant is recommended around a bath: Flexible, mould-resistant formulation

Why does bath sealant require a flexible formulation: Filled bath movement puts constant stress on the joint

What happens to cracked or missing grout: Allows water behind tiles

Does sealing grout extend its life: Yes

What causes hairline cracks in walls and ceilings: Normal building movement

What finish preparation is needed before painting filled walls: Sand smooth after filler dries fully

What type of sealant suits gaps around skirting boards: Flexible and paintable

Should exterior sealant be inspected more frequently than interior: Yes

How often should exterior sealant be inspected: Annually

What accelerates concrete joint cracking: Water penetration through unsealed joints

What happens when moisture enters timber splits or cracks: Causes rot

What adhesive type handles outdoor thermal movement and moisture: Exterior-rated construction adhesive

What three questions guide product selection: Materials, conditions, and required result

Does substrate type affect product selection: Yes

Does UV exposure affect product selection: Yes

Does the need for paintability affect product selection: Yes

Should product technical data instructions be followed: Yes

Are cure time instructions critical to follow: Yes

What happens if sealant is exposed to water before full cure: Undermines the result

Should you read the product's technical data sheet: Yes

Is it advisable to run out of product mid-job: No

How should product quantity be calculated: Check coverage rate and calculate the area

Does a quality caulking gun improve results: Yes

Can product performance be limited by poor application tools: Yes

What is the benefit of keeping a home maintenance kit stocked: Allows addressing small issues before they worsen

What items should a basic home maintenance kit include: Sealant, adhesive, and filler

Should structural repairs be DIY without professional assessment: No

Should load-bearing repairs be DIY: No

Must electrical work meet local codes: Yes

Must plumbing work meet local codes: Yes

Is electrical work suitable for DIY improvisation: No

How many years of proven performance does Selleys reference: Over 80 years

What is the brand behind the products referenced: Selleys

Does Selleys claim its products work: Yes, "if it's Selleys, it works"

What is the stated goal of home maintenance: Protecting your home as a valuable asset

Can small unaddressed issues become large problems: Yes

Label Facts Summary

> ****Disclaimer:**** All facts and statements below are general product information, not professional advice. Consult relevant experts for specific guidance.

Verified Label Facts

No product-specific label data was present in the analysed content. No Product Facts table, ingredient lists, certifications, dimensions, weight, GTIN, MPN, or packaging specifications were identified.

General Product Claims

- Selleys references over 80 years of proven performance - Selleys claims its products work: "if it's Selleys, it works" - Surface preparation is stated as the most important step before any home repair - Temperature and humidity affect how adhesives, sealants, and fillers perform - Old sealant must be fully removed before applying new sealant, as old material prevents proper adhesion - Masking tape applied before sealing achieves clean, straight edges - Masking tape should be removed before the sealant skins over - Tooling sealant presses it into the joint and creates a smooth finish - Large filling repairs should be built up in multiple layers to prevent shrinkage and cracking - Each filler layer must dry before the next is applied - Standard fillers are stated as unsuitable for wet areas such as bathrooms and kitchens - Construction adhesive is recommended for heavy-duty bonding of timber, concrete, masonry, and composite materials - Contact adhesive is recommended for laminates, rubber, leather, and flexible materials - Epoxy adhesive is recommended for high-strength repairs on metals, ceramics, and rigid substrates - Specialty adhesive formulations are recommended for glass, foam, and certain plastics - Loading a bond before full cure is stated to undermine the result - Exposing fresh sealant to water before full cure is stated to undermine the result - Kitchen sink and benchtop sealant should be inspected annually - Water infiltrating behind a kitchen benchtop is stated to cause serious structural damage over time - A hollow sound when a tile is tapped indicates it has lost its bond - Mould-affected or cracked shower sealant must be fully removed and replaced, not cleaned over - Bath sealant requires a flexible, mould-resistant formulation due to movement stress when the bath is filled - Cracked or missing grout is stated to allow water behind tiles - Sealing grout is stated to extend its life and maintain appearance - Exterior sealant should be inspected annually - Unsealed concrete expansion joints are stated to accelerate cracking through water penetration - Moisture entering timber splits or cracks is stated to cause rot - Exterior-rated construction adhesive is stated to handle outdoor thermal movement and moisture exposure - Structural repairs, major waterproofing failures, and load-bearing repairs should be assessed by a qualified professional - Electrical and plumbing work

must meet local codes and standards - Home maintenance is presented as protecting the home as a valuable asset