



human settlements

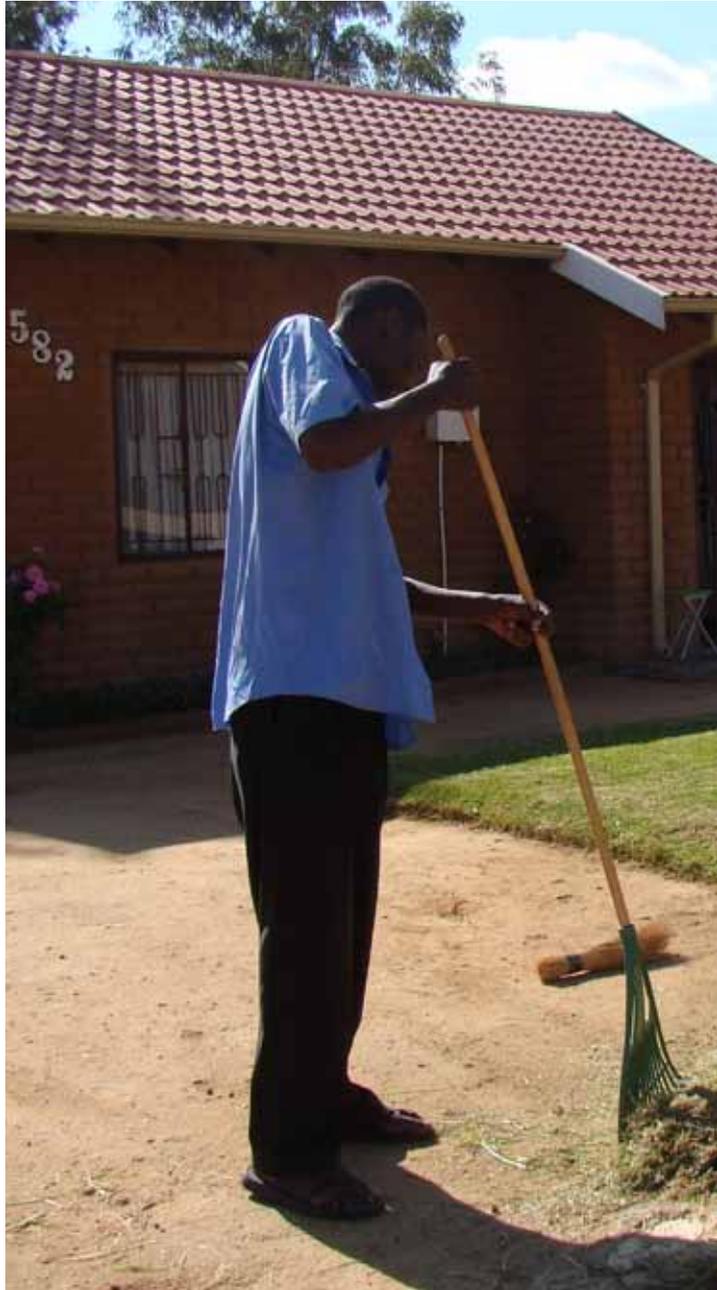
Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA

TOP TEN TIPS: MAINTAINING AND CARING FOR YOUR HOME



HOME MAINTENANCE GUIDELINES

- Homeowners must be proud and be responsible, and actively care for their homes and maintain it.
- General care and maintenance plan to beneficiaries of all subsidised homes.





1.

MAINTENANCE

- Clean your house every day.
- Pay for the utilities (water & electricity) every month.
- Ensure that all electric plugs are working.
- Change the light bulbs regularly.
- Fix water leaks and cracks on the wall.
- Paint your house every 5-7 years or wash your walls regularly.

2.

PAINTING



- A fresh and neatly painted home looks very attractive.
- Using durable, quality paint will last longer.
- Paint the house inside and outside to protect a home against rain, hail, sun and wind.
- Use paint on the inside walls that can be easily wiped clean.
- Use a waterproof paint in the bathroom and kitchen areas so that steam will not dampen the walls and weaken them.
- Repair cracks as soon as they appear.

REPLACE BROKEN WINDOWS, DOORS AND OTHER FIXTURES

3.

- Fix broken windows as soon as it breaks.
- Door handles, taps and light fittings should be inspected regularly for wear and tear.
- Install good quality products that come with warranties.
- Be careful not to buy very fancy items that may be fashionable but do not last long. Install fixtures that will add value to your home, enhance your lifestyle and look good for a long time.
- Quality and durability are the key words.



4.

REPAIR WATER LEAKS AND BLOCKAGES



- Water leaks cause damage to your property as this weakens the structure of your home.
- Water leaks are also expensive as this leads to expensive water bills.
- Water is a precious resource and should never be wasted.
- Be on the lookout for unexplained wet areas in your yard – it could be due to a leaking underground pipe.
- Check that the taps in your home do not drip.
- Replace the washers if necessary.
- Check that mould does not form on your walls.
- Repair leaking pipes and blocked drains immediately!
- Report to your local municipality as a matter of urgency any leaking pipes and blockages that fall outside of your boundaries as this will be their responsibility to fix.

5.

**REPAIR ROOF
LEAKS**

- It is important to keep your roof in excellent condition.
- Get a ladder and climb onto your roof every six months. Check for loose and worn roof sheets or roof tiles. Check for blocked gutters.
- Your safety is of utmost importance! Only go up on the roof if you are wearing a hard hat and flat, sturdy shoes. Strap yourself to a rope and harness.
- Your home builder is responsible for fixing roof leaks that occur within a certain period as stipulated in the contract.
- Be sure to read the contract carefully so you know your rights.



6.

REPAIR FLOORS



- Inspect the flooring of your home regularly.
- Check for loose floor boards and splinters as well as any sign of rot and decay.
- Depending on the type of flooring you have in your home, you can have a plan of action on how to care for it so it lasts a long time.
- Ask for advice at your local hardware store on how to care for your particular floor.

MAINTAIN THE ELECTRICAL SYSTEM

7.

- Maintenance to your home's electrical system should be carried out by a qualified electrician.
- Do not attempt to tamper with electricity if you do not know what you are doing.
- You may receive a fatal shock or cause an electrical fire to start.
- Electricity is dangerous in the hands of an amateur.



There are some things you as homeowner can do in order to care for your electrical system.

Here are just a few:

1. Routinely check all electrical equipment and wiring.
2. Check the wiring on electrical appliances often and replace damaged cords.
3. Do not let electric wires run underneath carpets.
4. Use extension cords with care and don't overload them.
5. Do not overload wall sockets.
6. Change blown light bulbs as needed.
7. Do not overload electrical sockets with too many appliances.
8. Keep water away from electricity.





8.

ENHANCEMENTS

- You can add tiles, carpet, and ceiling to your house.
- You can add a fence around your home.
- Start and maintain a garden.
- Improve the house to increase its size.

9.

BEING A GOOD NEIGHBOUR

- Consider your neighbours.
- Do not make too much noise.
- Do not block the entrance to their homes.
- Do not pile old scraps in your yard or start a car fixing business as it will create a lot of air pollution and noise pollution that will affect your neighbours.
- Play a role in the general safety and security of the neighbourhood.

**10.****YOUR RIGHTS AS A HOMEOWNER**

- You have a right to safety/security.
- You have a right not to be evicted.
- You have a right not to be harassed.
- You have a right not to be told what to do with your house.
- You have a right to make enhancements as you like.
- You have a right to live with your family in your home.

