Rencura
carefree real estate

List of minor repairs for the account of the tenant

General principles in applying the list below:

- Repairs required by age or force majeure are always at the expense of the landlord.
- Repairs necessitated by incorrect use by the tenant are always at the expense of the tenant.
- Maintenance and cleaning are always at the expense of the tenant.
- Technical installations that require specific maintenance, such as home automation, solar water heaters, heat pumps, etc. must be maintained according to the manufacturer's instructions, which are made available to the tenant by the landlord.
- The tenant is obliged to notify the landlord of any repairs that are necessary and must be carried out by the landlord. If the tenant does not respect this notification obligation, the resulting damage will be at his expense.
- Repairs by the tenant must always be carried out competently. If the tenant performs repairs improperly, the resulting damage will be at his expense.
- The tenant's obligation to carry out repairs is limited to places that are accessible (use of a ladder of a reasonable size, but not a scaffold)
- The list is non-exhaustive. Repairs that are not on the list must be allocated to the tenant or the landlord according to the general allocation principle of article 26 of the Flemish Housing Decree.
- The list can always be deviated from in favor of the tenant.

Rencura
carefree real estate

Exterior of the property

1. Fencing
    - securing loose elements and oiling the locks

2. Garden
    - Pruning of trees and bushes in accordance with the rules of the art
    - Mow and scarify lawns
    - Preventing outdoor taps, water basins, fountains, etc. from freezing.
3. Balcony/terrace
    - Preventing the drain from clogging
4. Mailbox
    - oil the handles and locks
    - replace keys in case of loss
5. Windows

    Window Frame
    - Keep condensation drain clear
    - Keep ventilation grilles or systems clear
    - Oil the handles and locks
    - Tighten hinges if they loosen and oil them.
    - Repair scratches.

    Glass

    - Replace broken glass
    - Replace missing window putty and silicone

    Rolling Shutters

    - ensure that they are working properly by using them regularly
    - replace shutter ribbon when necessary
    - Oil them

6. Doors
    - Tighten hinges if they loosen and oil them
    - Replace keys in case of loss
    - Replace batteries of the bell, intercom, videophone or security system

7. Garage door
    - Ensure that it works properly by using it regularly
    - oiling the slots
    - Replace remote control batteries
    - Replace keys or remote control in case of loss

8. Roof

Gutter and drain pipe

- Prevent them from clogging due to accumulation of fallen leaves

Chimneys

- Periodic sweeping of the chimney

Extensive green roofs

- Periodic maintenance (remove spontaneous plants, fertilize, etc.)

Skylights

- Oil the handles and locks
- Screw on hinges if they come loose and oil them

9. Rainwater well and septic tank
    - clean up if necessary

Inside of the house

10. Rooms

Walls/ceilings

- Remove nails, staples and screws and repair the damage
- Repair damage caused by inadequate ventilation (if there is sufficient ventilation)
- Maintain paintwork in good condition (remove smudges, dirt, grease marks, drawings,... and repair wall damage (pits, holes,...)). Color difference due to furniture or frames is not the responsibility of the tenant. The tenant must repaint if he has chosen colors that are difficult to paint over.
- Maintain the wallpaper in good condition (remove smudges, dirt, grease spots, drawings,...). Color difference due to furniture or frames is not the responsibility of the tenant. The tenant must rewallpaper if they have chosen unreasonable colors.

Interior doors

- Tighten hinges if they become loose and oil them.
- replace keys if lostq

Parquet floor

- Varnishing is not allowed without the landlord's permission
- Color difference due to furniture or carpets is not the responsibility of the tenant

Ventilation grate

- Do not cover

Stairs

- fix loosening handrail or balustrade, unless the handrail or balustrade has to be replaced

11. Technical installations

Elektricity

- Fuse box
  - replace defective fuses
- Sockets
  - replace electrical sockets that are not working properly
- Lighting
  - replace switches that are not working properly
  - cover the electric wires of the light point with clamps when they are not used
  - do not shorten the waiting wires

- Solar water heater/heat pump

  - Have it checked periodically
  - Clean specific parts and top up or replace operating fluids

Heating/hot water/air conditioning system

- (Central) heating boiler/water heater
  - Periodic cleaning in accordance with the legal requirement (see the Decree of the Flemish Government of 8 December 2006 on the maintenance and inspection of central heating appliances for heating buildings or for the production of hot water for consumption)
  - Descale
  - Clean gas nozzles and taps
- Radiators/convectors
  - Use the radiator valves regularly
  - Venting
- Air conditioning/ventilation systems
  - clean filter and top up or replace coolant
  - have periodic checks carried out

Smoke detectors/fire detection system/security system

- Replace smoke detector batteries
- Fire extinguishers to be checked periodically
- Security system to be checked periodically

Pipes

- Water pipes: prevent water pipes from freezing
- Sewers, drains and siphons (water lock): prevent them from clogging

12. Sanitary

Bath/shower/lavatory (furniture)

- Remove limescale, do not use corrosive products
- Repair leaking taps, unless the tap needs to be replaced completely
- Replace missing silicone between bath/shower/lavabo and the wall

Toilet

- Leaking toilet: replace float, unless it is inaccessible
- replace pull cord and handle
- Tighten hinges and screws on toilet seat and lid
- Replace missing silicone between toilet and wall or floor
- Prevent the toilet from blocking

13. Kitchen

Sink

- Remove limescale, do not use corrosive products
- Avoid sink clogging
- Repair leaking taps, unless the tap needs to be replaced completely
- Replace missing silicone between sink and wall

Stove

- Replace gas tube of stove when it expires if the stove was installed by the tenant

Cooker hood

- Replace filter and lamps

14. **Pest control**
    - Controlling pests unless already present at the start of the rental

For any questions regarding these rental regulations or others, please feel free to contact us.