

Source: Page 81-84 of Flemish housing decree brochure

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List of minor repairs

General principles in the application of the list below:

- Repairs necessitated by age or force majeure, are always at the expense of the lessor.
- Repairs that are necessary due to incorrect use by the tenant, are always at the expense of the lessee.
- Maintenance and cleaning is always at the expense of the tenant.
- Technical installations that require specific maintenance, such as home automation, solar water heaters, heat pumps, ... must be maintained according to the manufacturer's instructions, which are made available to the tenant by the landlord.
- The tenant is obliged to inform the landlord of the repairs that are necessary and are to be carried out by the lessor. If the tenant does not respect this obligation, the resulting damages will be for his account.
- Repairs by the tenant must always be performed competently. If the tenant improper repairs are carried out, the resulting damage resulting therefrom shall be for his account.
- The tenant's obligation to repair is limited to places that are accessible (use of a ladder of a reasonable size, but not of a scaffold).
- The list opposite is non-exhaustive. Repairs that are not on the list must be allocated to the tenant or to the landlord according to the general distribution principle of article 26 of the Flemish Housing Decree.
- The list can always be deviated from in advantage of the tenant

Exterior of the house

2.1. Closure (locks)

- Secure loose elements and oil locks (Front)

2.2. Garden / Yard

- prune trees and bushes according to the rules of art
- Mowing and scarifying (the act of breaking up and removing unwanted grass or plants that are covering the surface of a lawn (= an area of grass), field, etc. using a scarifier (= a tool with sharp points):) the lawn
- Prevent outdoor faucets, water basins, fountains, ... from freezing.

2.3. Balcony/terrace

- Prevent drains from clogging

2.4. Mailbox

- oil handles and locks
- replace keys in case of loss

2.5. Windows Glass

- replace broken glass
- replace missing putty and silicone Window frame
- Keep condensation drain clear
- keep ventilation grilles or systems clear
- oil handles and locks
- tighten hinges if they become loose and oil
- touch up scratches Shutters
- ensure that they work properly by regularly using them regularly
- replace shutter ribbon if necessary
- Lubricate (clean?)

2.6. Doors

- Screw on hinges if they come loose and oil
- replace keys if lost
- batteries of the bell, intercom, videophone or security system

2.7. Garage door

- ensure proper operation by regularly using it
- oil the slots
- replace the remote control batteries
- Replace keys or remote control in the event of loss

2.8. Roof

Gutter and drain pipe

- Prevent them from clogging due to accumulation of dead leaves

Chimneys

- Periodic sweeping of the chimney (see also 'heating/hot water')

Extensive green roofs

- Periodic maintenance (removing spontaneously grown plants, fertilizing, etc.)

Skylights

- oil handles and locks

- tighten hinges if they come loose and oil

2.9. Rainwater well and septic tank

- clear if necessary

Interior of the house

3.1. Rooms

3.1.1. *Walls/ceilings*

- Remove nails, staples and screws and repair the repair damage
- repair damage caused by insufficient ventilation (if sufficient ventilation available)
- maintain the paintwork in good condition (remove smudges, dirt, grease spots, drawings,... and damage to the wall (pits, holes,...) repair). 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 repaint.
- 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 re-paper if he has chosen unreasonable colors.

3.1.2. *Interior doors*

- tighten hinges if they come loose and oil
- replace keys if lost

3.1.3. *Parquet floor*

- Plastering may not be done without the consent of the landlord
- Color differences caused by furniture or carpets are not under the responsibility of the tenant

3.1.4. *Ventilation (grid)*

- do not cover

3.2. Stairs

- Secure loose handrail or balustrade, unless the handrail or balustrade must be replaced

3.3. Technical installations

3.3.1. *Electricity*

Fuse box

- replace defective fuses

Sockets

- outlets not working properly replace

Lighting

- Replace switches that are not working properly
- shield electricity wires from the light point with clamps when not in use
- Do not shorten waiting wires

Solar water heater/heat pump

- have it checked periodically
- clean specific components and refill or replace operating fluid

3.3.2. Heating/hot water/air conditioning system

(Central) boiler/water heater

- periodic cleaning according to legal obligation (see the decision of the Flemish Government of December 8, 2006 concerning the maintenance and inspection of central heating appliances for heating buildings or for the production of domestic hot water, BS 27 April 2007)
- descaling
- clean gas nozzles and taps

Radiators/convectors

- use radiator valves regularly
- vent

Air conditioning/ventilation systems

- periodic inspection
- clean filter and refill or replace

3.3.3. Smoke detectors/fire detection system/ security system

- replace batteries of smoke detectors
- fire extinguishers checked periodically
- security system to be periodically checked

3.3.4. Pipes

Water pipes

- prevent water pipes from freezing

Sewers, drains and siphons (water trap)

- prevent them from clogging

3.4. Plumbing

Bath/shower/lavabo (furniture)

- Remove limescale deposits, do not use products
- Repair leaking faucets, unless the faucet must be completely replaced
- missing silicone between bath/shower/lavabo sink and the wall

Toilet

- leaking toilet: replace float, unless it is not accessible
- Replace pull cord and handle
- Toilet seat and lid hinges and screws
- Missing silicone between toilet and wall or floor
- Prevent toilet from clogging

3.5. Kitchen

Sink

- Remove limescale deposits, do not use corrosive products
- prevent sink from clogging
- repair leaking faucets, unless the faucet must be completely replaced
- replace missing silicone between sink and wall

Stove

- replace stove gas arm at expiration date if stove was installed by tenant

Cooker hood

- replace filter and bulbs

3.6. Pests

- Pest control, unless it was already present was present at the start of the rental

