

So you want to be a Homeowner...

Guide to Home Maintenance



Workbook 7



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Introduction

Are you...

- A homeowner or thinking about becoming one?
- Not sure about what you need to do to take care of your home?
- Interested in learning about **home maintenance** and changes you could make to your home?

If you checked yes to any of these boxes, this guide may be helpful for you.

1

What does Home Maintenance Mean?

Home maintenance is taking care of the place where you live. It is more than just everyday chores like cleaning up after yourself and taking out garbage, home maintenance includes:

- Regularly checking the different parts of your home.
- Making sure that the outside of your home is clear and tidy.
- Fixing things that are not working.
- Making changes to your home through **renovations**.





1

What does Home Maintenance Mean?

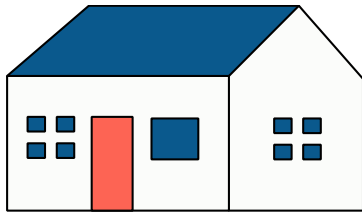
As a homeowner home maintenance is one of the biggest things you should be thinking about.

- Paying attention to your home and making improvements can help you save money in the future.
- It helps to protect how much your home is worth, in case you want to sell it someday.
- Keeping your home in good condition helps to make sure that your home is a safe and healthy place to live.

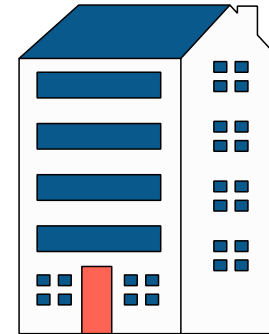
1

What does Home Maintenance Mean?

The things you need to do to keep your home in good condition changes for different kinds of homes. For example, here are the differences between a house and a condo.



- When you own a **house**, you are responsible for keeping it in good condition and the outdoors tidy.
- You will have to pay any costs related to your home like buying supplies and paying for services.
- You have more freedom to make changes your property.



- When you own a **condo**, you pay money every month that covers some of the maintenance for the building and outdoor space.
- This cost could change over time.
- You are still responsible for taking care of the inside of your home.

2

Regular Home Maintenance

Here are some of the typical things you might do to maintain your home.

Inside your home	<ul style="list-style-type: none"><input type="checkbox"/> Check your windows, screens, and doors for any holes or damage<input type="checkbox"/> Check your smoke alarm and carbon monoxide detector to make sure they're working<input type="checkbox"/> Replace light bulbs<input type="checkbox"/> Check your kitchen appliances, clean your oven range hood<input type="checkbox"/> Check your basement, attic, and chimney (if you have one)
Outside your home	<ul style="list-style-type: none"><input type="checkbox"/> Check and clear your rain gutters and downspouts<input type="checkbox"/> Check your roof<input type="checkbox"/> Shovel or clear snow and ice in the winter<input type="checkbox"/> Mow your lawn, pick up and clear leaves
Your home's systems	<ul style="list-style-type: none"><input type="checkbox"/> Check your heating, air conditioning, and air vents<input type="checkbox"/> Check your hot water tank

3

Repairs, Renovations and Changes

As a homeowner, you may also make bigger repairs, renovations, and changes to your home from time to time. These can include:

Making major repairs

- Major repairs are things like fixing the roof, fixing problems with your home's foundation, redoing your driveway, and fixing an old electrical system.
- Major repairs may depend on the age and condition of your home.
- Doing a home inspection before you buy can let you know if you should expect to do any major repairs.



3

Repairs, Renovations and Changes

As a homeowner, you may also make bigger repairs, renovations, and changes to your home from time to time. These can include:

Making your home use less energy

- Using less energy means things like replacing old appliances with energy saving ones, or getting better windows and doors.
- These changes can also help you save on costs like electricity and heating over time.
- There may be money from the government to help you pay for these changes.



3

Repairs, Renovations and Changes

As a homeowner, you may also make bigger repairs, renovations, and changes to your home from time to time. These can include:

Making changes to improve your home

- Things like:
 - redoing a room
 - adding a shed or a deck outside
 - adding or taking down walls
 - replacing the flooring or carpet.
- These changes are things that would make your home more comfortable or enjoyable for you.



3

Repairs, Renovations and Changes

To help you be safer, more comfortable, and more independent in your home you may need to make changes to your home. These can include:

Making your home more accessible

- Adding a ramp that goes up to your door.
- Adding handrails in places where you need them .
- Making your bathroom accessible like adding a sit-in shower and wheelchair-friendly sink.
- Making your kitchen accessible like adding counters that can be moved up and down.



3

Repairs, Renovations and Changes

To help you be safer, more comfortable, and more independent in your home you may need to make changes to your home. These can include:

Adding technology to your home

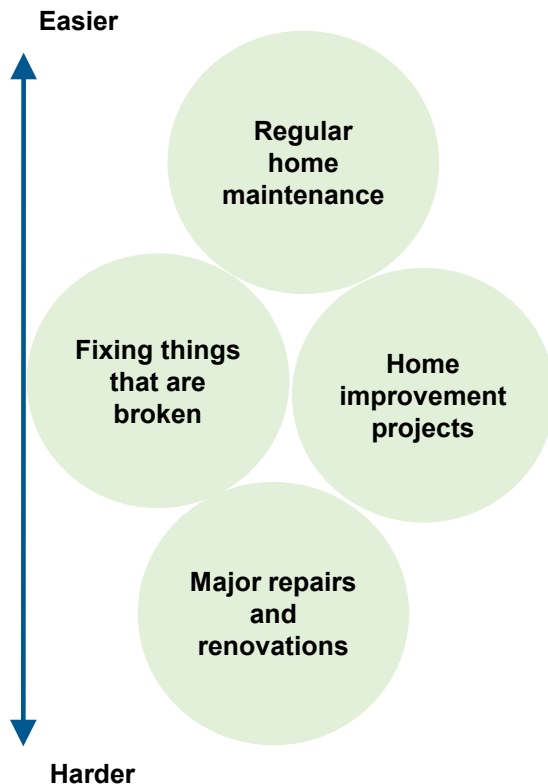
- Adding a smart lock that could have a camera on the outside and allow you to control your door through a device like your phone.
- Adding lights that turn on and off by themselves.
- Adding a system that can let your family or a friend know if you need help in your home.
- Getting a device that allows you to control things in your home like your TV and radio through your voice.



4

Getting it Done

There are some parts of home maintenance that you may be able to do on your own and other things that you might need help with.



Here are some things to think about.

Doing it yourself

- What are some things you can do by yourself?
- What tools or supplies you will need to do those things?

Getting help from people you know

- What are some things that you could get help with from family, friends, and neighbours?

Hiring a professional (*this can include cleaners, plumbers, contractors*)

- Do you know any trusted professionals?
- Do you know how to find and hire someone?

Saving for Home Maintenance

Maintaining and improving your home will cost money. It is important to save so you can pay for expected and unexpected home costs.

You can fill out this page to make a goal for how much money you want to save for home maintenance every month.

Saving a Home Maintenance Fund

**Every month I will try to save \$ _____
for my home maintenance fund.**

**My goal is to have \$ _____ in my fund
at all times.**

Tip

There might be grants and programs that can help you make renovations!

Planning for Home Maintenance

This worksheet can help you plan for things you want to do in your home. When there is a repair or project you want to do, you can add it to the list by filling out information in the boxes.

What is it	When I need to do it	What I need to do this (supplies, people)	How much money I think it will cost	Is it done?
	<input type="checkbox"/> Right away <input type="checkbox"/> Soon <input type="checkbox"/> Later			<input type="checkbox"/> Started <input type="checkbox"/> Done
	<input type="checkbox"/> Right away <input type="checkbox"/> Soon <input type="checkbox"/> Later			<input type="checkbox"/> Started <input type="checkbox"/> Done
	<input type="checkbox"/> Right away <input type="checkbox"/> Soon <input type="checkbox"/> Later			<input type="checkbox"/> Started <input type="checkbox"/> Done

Planning for Home Maintenance

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Guide to the Workbooks

Guide to Home Maintenance is workbook 7 in a set of 7 workbooks to help you own a home.

Workbook 1	Know the People who can Help you own a Home
Workbook 2	Thinking about Homeownership
Workbook 3	Thinking about Money
Workbook 4	Choosing a Home
Workbook 5	Thinking about Help and Support
Workbook 6	Guide to Mortgages
Workbook 7	Guide to Home Maintenance

Helpful Links

Check out these links for more information and tools to help you with maintaining your home.

- Canada Mortgage and Housing Corporation's Homebuying Step by Step: Workbook and Checklists: [link](#)
- The Government of Canada's page on maintaining a home: [link](#)

You can also find real stories about homeowners with a developmental disability by visiting: www.myhomemycommunity.ca