

11. How do I MAINTAIN MY HOME after construction?



Do you want to make sure you are designing a long lasting and protected home?
Do you want to build a house where all spaces and functions fit well with each other?

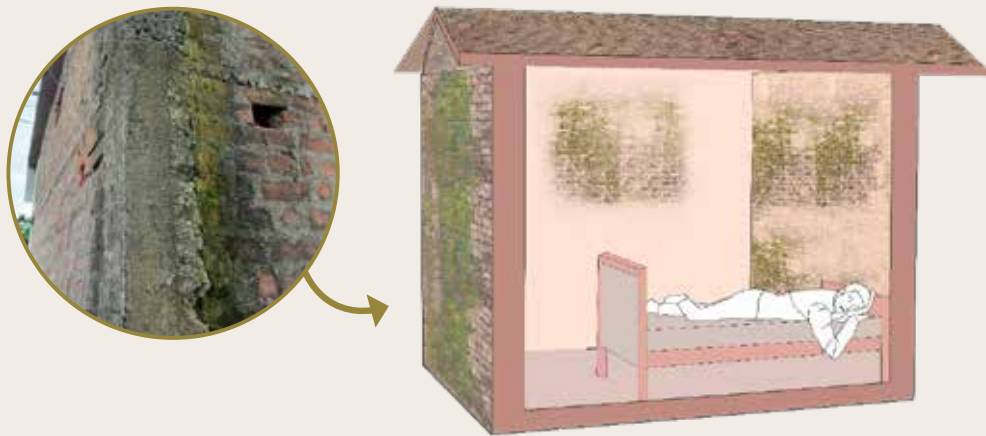
This toolkit shares easy -to-follow tips to maintain your home and ensure long-lasting finishes

Why invest in durable building finishes?

A.

BUILDING FINISHES

Exterior Building Finishes are vital for protection of your house as untreated exteriors reduce the life & health of the interiors



1. They are important in improving the longevity of the house, providing protection from outside elements, corrosion, wear and rust.
2. In area with heavy monsoon, avoid keeping exposed brick walls without plaster or paint to prevent dampness and water seepage.
3. Wall finishes also make the house interiors and exteriors look good.
4. Choose finishes that are affordable, sustainable, durable and easy to use.

Steps of wall finishing work

1. *Plaster work*
2. *Curing of plaster*
3. *Application of primer*
4. *Application of putty*
5. *First coat of paint*
6. *Second coat of paint*
7. *Finished coat of paint*

Remember!

Do not use plaster mix after it has started to set !



Is your home prone to water seepage?

B. PLASTER WORK

1. Preparing the Surface

- Ensure that the surface is cleaned and raked.
- Wet the wall before plastering.



2. Preparing Plaster Mix and Plastering

- Plaster for internal walls of the house should be of 1:6 (cement : sand) mix.
- Plaster for exterior of the house should be of 1:4 (cement : sand) mix.
- Plaster composition is explained in detail in 'Selecting Materials & Quality Check' Chapter 3.
- Maintain thickness of plaster between 12-15mm.
- Use plaster within 45 minutes of mixing.

3. Waterproofing chemicals in water

- In high rainfall regions, as well as in areas of the house more prone to water-logging, waterproofing chemicals can be added in the plaster mix.

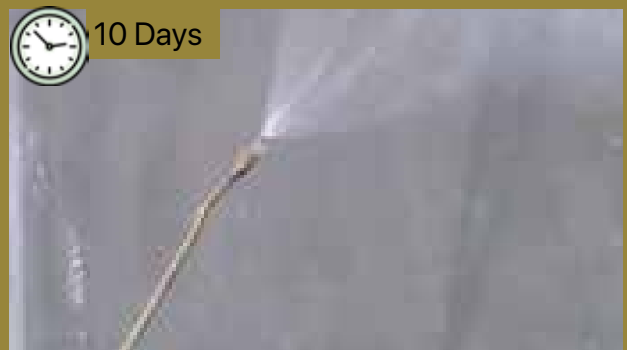


Curing the Plaster

1. *After 24 hours of applying the plaster and when the plaster has hardened, begin the curing process.*
2. *Wet the plaster regularly for 10 days.*



10 Days



Plastering your home? Know your options.

B. PLASTER WORK

5. Cement Plaster



1. It is a mix of cement and sand in the ratios ranging from 1:4 to 1:6, with adequate water.



Expert skills
required



For both interiors &
exteriors

6. Lime Plaster



1. It is a mix of lime, sand and water.
2. This plaster can be left exposed.
3. It has anti-microbial properties, increasing house hygiene.



Expert skills
required



For both interiors &
exteriors

Steps of wall finishing work

- ✓ *Treat the wall surface properly before painting.*
- ✓ *Repaint exterior walls after every 3-4 years.*
- ✓ *Do not live in the house while painting is taking place, as it emits toxic fumes.*
- ✓ *During repainting, if your walls are in good condition, putty need not be applied everywhere but can be used to fill dents and cracks where it is required.*

What are the correct Conditions for Painting?

- ✓ *Do painting work only after monsoons.*
- ✓ *Make sure that house is well ventilated to remove dampness. This will protect your paint.*

Do you want to add an additional layer of protection to your home?

C. PAINT WORK

1. Cement-Based Paint

Mixture of cement, lime, pigment and water.



Takes time to dry



Affordable



For exteriors & interiors



2. Oil-Based Paint

Mixture of pigment and drying oil, commonly linseed oil.



Takes time to dry



Affordable



For exteriors & interiors



3. White Wash Paint

Made by using powder chalk, slaked lime and water.



Quick dry



Affordable



For exteriors & interiors



4. Distemper Paint

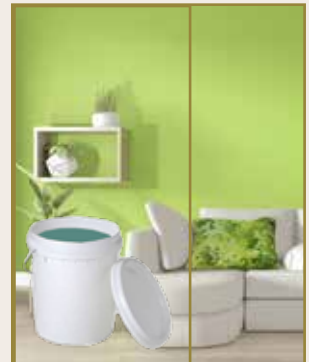
Mixture of chalk, water, and pigment and is generally mixed with glue.



Affordable



Only Interiors



5. Emulsion Paint

Mixture of pigments, binders and additives with water.



Dries quickly



Expensive



For exteriors & interiors



- Paint provides additional protection and waterproofing, only as long as all other construction recommendations are properly followed.
- All of these paints require 2-3 coat.

Want to know your options for the flooring of your home?

D. TYPES OF FLOORING

A. Vitrified Tile Flooring



Built by using vitrified tile and mortar.



Affordable



Expert skills required



For both indoors and outdoors



Easy to repair



Durable, Maintenance free

B. Brick Flooring



Made by using bricks, cement, sand and water mixture then directly lay on the floor.



Affordable



Basic skills required



Not ideal for outdoors



Easy to repair



Not durable, Maintenance needed

C. Mud Flooring



Made by using mud, cow dung, local material then mixed with hands.



Affordable



Basic skills required



Not ideal for outdoors



Easy to repair



Not durable, Maintenance needed

Precautions to take when flooring your home!



Check quality of flooring material/tiles/ natural stone before unloading from supplier.



1. Ensure that sub-base is properly compacted, leveled & cleaned before starting flooring.
2. RCC Slab should be kept damp for few hours before starting any cement-based flooring.
3. Provide adequate mortar bed below tiles. After laying, keep the tiles wet for 3 days.

D. Cement Concrete Flooring



Made by using cement, sand and water mixture laid directly on floor.



Affordable



Basic skills
required



Not ideal for
outdoors



Not easy to
repair



Not durable,
Maintenance
needed

E. Stone Flooring



Made by using local natural stone and mortar.



Expensive



Basic skills
required



For both
indoors
& outdoors



Easy to
repair



Durable,
Maintenance
free

F. Terrazzo Flooring



Made by using concrete, tile chips, aggregate, coloured marble chips.



Expensive



Expert skills
required



For both
indoors
& outdoors



Easy to
repair



Durable,
Maintenance
free

G. IPS (Indian Patent Stone) Flooring



Made by using cement, sand, stone aggregate, natural pigment colour.



Affordable



Expert
skills
required



For both
indoors
& outdoors



Easy to
repair with
experts



Durable,
Maintenance
free

Almost finished building your home?

E.

WRAPPING UP CONSTRUCTION WORK

As your home construction/improvement project draws to a close, discuss with your construction workers about a handover procedure, make sure to release the final payment only once the following things are done.

- ✓ Get clear instructions and follow up on curing cement work with water for minimum 10 days after construction is over. This will ensure strength and durability of the building.
- ✓ Temporarily cover up any unfinished construction activities, like walls that have not been plastered, to protect them from rain.
- ✓ A thorough check of all work quality and status as per agreement signed at the beginning.
- ✓ Take all bills for materials and services.



Points to Note!

Extra materials should be stored in a safe place so they can be used for future repair or expansion work.



Materials such as bricks, cement bags, wood, tiles, plumbing or electrical items, should be stored in a dry place, not out in the open.

How can you take care of your home after construction?

F. HOUSE MAINTENANCE

Routine maintenance is the cheapest way to avoid issues from occurring. You can fix small problems before they become urgent, life-threatening, or irreparable issues.



The exterior of your house gets the maximum exposure to all the sunlight, heat and rain. Thus, it should be most protected & maintained regularly.

- ✓ On your walls, go for a quick coat of heat and UV reflecting paint to lower indoor temperature. Regular painting may be required on exterior and interior walls.
- ✓ Never schedule painting during the monsoons. Best time for painting is in dry summer time.
- ✓ Ensure there is no collection of rainwater on your flat roof. Check every 3 years and if required, re-do the coat of terrace water proofing to avoid any kind of leakage into your house.
- ✓ Check the exterior drainage around the house as well. Rain water should flow away from the house and not form puddles.
- ✓ Check trees for interference with electric lines and Clear dead plants/shrubs from the house.

Ensure the following while carrying out quality & status check

1. All gaps between wall and windows/door frames are filled properly.
2. All water taps are working and there is no leakage in pipes.
3. Water is flowing smoothly towards nahani trap in bathrooms, toilets and the terrace.
4. Levels of flooring or wall tile are even in the house for all the areas. On the terrace, all edges between floor and parapet walls are covered well with tile or mortar to avoid water leakage.
5. Take manuals and warranty documents if any for site maintenance, especially for complex installations like electric fittings, electricity distribution boards, water pumps etc.

Continuous exposure to water seepage and structural stresses in the interior of the house can also deteriorate its strength & quality over time.



To avoid this, keep in mind the following points:

- ✓ *Make sure there is no seepage near plumbing or electrical connection.*
- ✓ *Regularly check for open or loose wires, broken sockets, switches, or any other electrical problems and get them repaired immediately by an electrician.*
- ✓ *Check the fixtures and pipes for any signs of leaks, discoloration or cracking or crimping of plastic, deposits or rust-like buildup that could indicate wear or corrosion. If you spot any of these issues, call a plumber to fix it.*
- ✓ *Ensure regular cleaning and maintenance of septic tank and sanitation pits.*



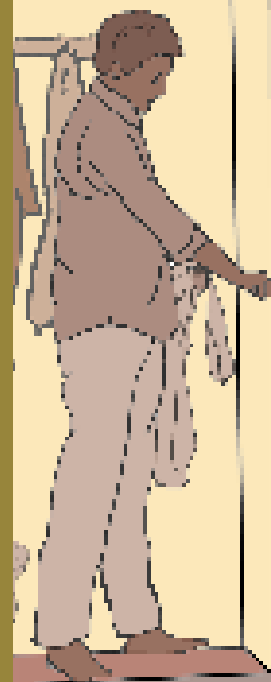


Explore other Durable Homes Toolkits by Lokal Habitat Labs:

1. How do I heatproof my home?
2. How do I waterproof my home?
3. How do I select the right materials?
4. How do I select the right construction team and supervise the work?
5. How to develop the site and construct a strong foundation?
6. How to build strong walls and design windows?
7. How to build a strong roof?
8. How to choose the structural system for your home?
9. How to build a well-serviced home?
10. What are the tips for good RCC construction?
11. How do I maintain my home after construction?
12. How do I design my home?

Disclaimer:

The toolkits offer general guidance based on hot and dry climate conditions in India, and is intended for informational purposes only. It does not replace professional advice. For safe and effective construction, please consult a qualified architect or engineer in your area. We are not liable for any outcomes from the use of this toolkit. If you want us to customise this toolkit for your geographic context, or need more information, feel free to contact us.



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