REPAIRS AND MAINTENANCE

Your landlord is responsible for:

- making major repairs, in most cases
- maintaining the premises to comply with all applicable building and minimum housing codes, health and safety requirements, which include:
  - continuous hot and cold running water.
  - a minimum temperature of 67 degrees Fahrenheit, if the landlord is responsible for providing heat between October and May.
  - Repairing and maintaining any portion of the premises which remain under his/her control, including any portion of the building which is not expressly leased to any tenants (including hallways, basements, stairways, fire exits, and exterior areas that are part of the property).
  - Extermination of any vermin in common areas, though you may be held responsible if your actions have caused a living unit to become infested with vermin.

You are responsible for:

- Repairs required as a result of negligence or purposeful destruction on your part or on the part of your guests
- Maintaining the premises at an acceptable level of cleanliness

SAFETY AND HEALTH CONSIDERATIONS:

___ Is the main building entrance door sturdy, locked, and is there an intercom or doorbell for guest access?
___ Is there a private mailbox (preferably lockable) for each apartment?
___ Is the building number visible and readable from street?
___ Is the exterior lighting sufficient?
___ Does the building have a security system?
___ Does the building have a fire escape? If not, where is the nearest emergency exit?
___ Are there two emergency exits to the street? Are they kept clear and do they open outward without a key?
___ Is emergency lighting provided?
___ Are the hallways well lit?
___ If it’s a multi-unit building, are there fire extinguishers available and identified on each floor?
___ Are there handrails on all stairs?
___ Is the apartment door in good condition? Does it have a deadbolt lock and/or a security chain?
___ Are there smoke detectors in each sleeping room of the apartment?
___ Are the windows unbroken, functioning, and lockable, especially on lower floors? (Bars or other security features are recommended for ground floor windows).
  - Are screens provided?
  - Does each bedroom have a minimum of one functioning exterior window?
___ Is there a fire extinguisher near the kitchen?
___ Are electrical outlets in bathroom and kitchen GFI type?
___ Is the heating system in good functional condition?
___ Are carbon monoxide detectors in place?