

## 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?

