

	Housing company	Auroranlinna/Lessor	Tenant	Additional information
<b>STRUCTURES</b>				
Maintenance of structures and insulation	x			
Maintenance of apartment coatings		x		
Apartment cleaning and reporting of defects			x	
Walls: interior, including painting		x	x	Residents can be granted paint vouchers for painting walls.
Balconies (exterior walls and surfaces)	x			
Balconies (cleaning)			x	Snow removal, keeping the water downpipe open.

<b>FIXED FITTINGS AND DEVICES</b>				
Fixed cupboards and closets, dishwashing table, drying racks		x		
Curtain rails and boards, coat racks		x		
Apartment sauna benches and lamp		x		The tenant is responsible for changing the bulbs.

<b>DOORS</b>				
Apartment front door, outer door of the balcony	x			The sealings are on the housing company's responsibility as well.
Interior doors, inner door of the balcony		x		
Letterbox, entrance door's nameplate and doorbell	x			
Apartment door and balcony door lock	x			
Door peephole, safety and security chains, hinge pins			x	A security lock must not be installed, but a peephole or security chain can be installed by a professional or a specialist.
Lubrication of apartment doors' hinges and locks			x	Oil must not be applied to the lock case of the iLOQ lock.
Additional keys			x	Additional keys must be ordered through the lessor. Upon moving out, all keys must be returned without compensation.
Apartment entrance door serialization	x		x	Must be ordered through the lessor. If the apartment's locks need to be serialized due to lost keys, a serialization invoice will be sent to the tenant.

<b>WINDOWS AND BALCONY GLAZING</b>				
Exterior and interior frames: maintenance	x			
Sealing of windows and balcony doors	x	x		The sealing of the outer glass and door is the responsibility of the housing company (if the window model has seals) and the sealing of the inner glass and door is the responsibility of the lessor.
Window glasses: washing and maintenance			x	
Blinds: maintenance and cleaning			x	
Curtain fasteners			x	
Greasing the long latch			x	
Hold-open devices, fittings, hinges		x		
Washing and caring for balcony glasses	x		x	The housing company is responsible for cleaning the exterior of fixed balcony glass if it cannot be washed without a crane, etc. The resident is responsible for cleaning the interior glass.

<b>PLUMBING AND DRAINAGE EQUIPMENT</b>				
Water and drainage pipes	x			
Opening of drain blockages	x			It is the residents' responsibility to report blockages and faults.
Water locks and floor drains: repair and renewal	x			
Faucets and mixers with seals	x			
Cleaning of faucets' nozzles			x	
Sink, bathtub and shower tray with connection pipes		x		If a falling object breaks the basin, the resident is responsible for compensation.
Cleaning of the water locks of sinks		x	x	Cleaning the drains, for example by using drain opening agents, is the resident's responsibility. Only the maintenance company is authorized to open the trap.
Shower hose and handle, bidet, shower rod and shower holders		x		
Toilet equipment repair	x			
Toilet seat and seat cover replacement	x			
Washing machine faucet and mixer	x			
Washing machine and dishwasher filling and drain hose with connecting parts			x	
Connecting a washing machine to a wet room			x	
Connecting a dishwasher to the kitchen			x	Installation may only be carried out by an authorized HVAC operator.
Annual inspection of the condition of hoses and connections			x	
Checking the faucet and toilet leaks			x	Water leaks must be reported to the maintenance company immediately.
Cleaning of floor drains			x	Regular removal of hair and loose dirt attaching to the drain cover.
Shower curtain, sink stoppers, basket strainers			x	
Apartment-specific water meter	x			

<b>HEATING</b>				
Basic control of apartment's temperature	x			
Maintenance and bleeding of radiators	x			
Cleaning of radiators			x	Removing dust and splashes.

<b>VENTILATION</b>				
Basic control of ventilation	x			
Ventilation ducts and flues cleaning	x			
Apartment ventilation unit	x			

<b>Cooker hood maintenance</b>	x	x		The property's cooker hood will be replaced by the housing company and the apartment's cooker hood will be replaced by Aurooranlinna.
Cleaning the grease filter of the cooker hood			x	
<b>Replacing the grease filter on the cooker hood</b>	x			If the grease filter is lost or broken by the resident, the resident is liable for compensation.
<b>Adjustment and repair of exhaust air valves</b>	x			
Cleaning of exhaust and supply air valves between company-arranged cleanings			x	
Cleaning of the internal parts and filters of the supply and exhaust air vents in the apartment."			x	Supply and exhaust air vents must not be blocked or covered.
Fireplace cleaning			x	
<b>Fireplaces and their chimney sweeping</b>	x			As a rule, fireplaces are out of use; they are for decorative purposes only

#### ELECTRICAL DEVICES

<b>Electrical distribution center (fuse board)</b>	x			
<b>The apartment's fixed electricity, telecommunications and antenna cables</b>	x			
<b>Switch (circuit breaker) and electrical socket</b>	x			
<b>Lighting connection points</b>	x			Ceiling sockets or terminal blocks with cover plates.
Acquisition and renewal of network cable			x	
Antenna connection cables, extension cables			x	
<b>Fixed luminaires and the replacement of their covers</b>		x		
Luminaires, lampshades and bulbs acquired by the residents			x	
Fuses, fluorescent tubes, lighters and lamps.			x	Replacement of mirror cabinet lamp and lighter, cooker hood and oven lamp.
<b>Refrigerator, freezer</b>		x		
<b>Stove, gas stove and oven</b>		x		
Washing machines			x	
<b>Sauna stove</b>		x		
Replacing of sauna stove's stones			x	
<b>Bathroom lighting mirror cabinet or mirror</b>	x			
Replacement of the lamp and lighter in the mirror cabinet			x	
Cleaning and defrosting the refrigerator and freezer			x	Also cleaning back of the appliance and regular defrosting according to the care instructions.
Stove cleaning, oven light			x	Cleaning the inside and outside of the stove.
<b>Acquisition and maintenance of a battery-operated fire alarm</b>	x		x	The tenant is responsible for monthly testing of the alarm and reporting any faults to the lessor.
<b>Acquisition and maintenance of a mains-powered fire alarm</b>	x		x	The tenant is responsible for monthly testing of the alarm and reporting any faults to the lessor.
Replacement of the door buzzer's battery			x	

#### OUTSIDE THE APARTMENT

<b>Repairs of the storage premises</b>	x			
Tidiness of the storage room belonging to the apartment			x	The tenant ensures that also the empty storage room is locked during the period of occupancy. The lock must be removed when moving out.
<b>Vehicles' heating sockets and electric car charging stations with accessories</b>	x			
Charging cables for vehicle heaters and electric cars			x	Electrical wires that have been disconnected from the vehicle must not be left hanging from a pole. The maintenance company may remove any wires that are left hanging.
Testing the residual current circuit breaker of a vehicle heating socket			x	
<b>Nameplates and signboards</b>	x			
<b>Yard areas: lawn, boundary fence, yard sheds</b>	x			
<b>Letterbox</b>	x			
<b>Furniture, equipment and appliances</b>	x			
<b>Yard buildings</b>	x			
<b>Waste shed, waste containers</b>	x			Residents must carefully sort their waste according to the instructions.

#### YARD AREA BORDERED FOR THE APARTMENT

<b>Possible fixed border fence</b>	x			
<b>Fixed garden furniture and equipment</b>	x			
Resident's own garden furniture and equipment			x	
Cleaning, snow removal and lawn mowing			x	
Maintenance of planting			x	Trees, bushes or plants that attach to the building structures must not be planted in apartment's yard.

#### OTHER

Taking out home insurance			x	Tenants are recommended to take out comprehensive home insurance.
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#### PESTS

<b>Silverfishes</b>			x ***	Eradication of harmless silverfishes for convenience purposes, unless they occur in exceptional abundance in locations.
<b>Ants</b>	x *		x ***	Eradication of ants entering the home through structures, unless there are only a small number of them. Eradication of occasional individual ants for convenience reasons.
<b>Wasps</b>	x *	x **	x ***	Eradication of wasp nests inside structures. Removing a wasp nest from an apartment balcony/apartment yard, if it requires special technical measures, tools or a professional. Removing a conventional wasp nest from an apartment/balcony.

Fur beetles	X *	X **	X ***	Eradication of fur beetles in multiple apartments or parts of the building under the housing company's responsibility. Disposal in individual apartments and parts of the building that are the lessor's maintenance responsibility. Reporting fur beetle sightings and appropriate handling of movable property, for example during pest control.
Bedbugs	X *	X **	X ***	Eradication of bedbugs in multiple apartments or parts of the building under the housing company's maintenance responsibility. Eradication of bedbugs in an individual apartment and in parts of the building that are the lessor's responsibility for maintenance. Reporting bedbug sightings and proper handling of movable property, e.g. during pest control.
Mice and rats	X *		X ***	Eradication of mice and rats that enter the apartment through openings in structures and their elimination from the company's premises. Reporting rodent sightings and removing waste, as well as cleaning the balcony and yard of the apartment to avoid mice and rats.

\* Eradication of pests found in several apartments or in parts or premises under the maintenance responsibility of the housing company.

\*\* Eradication of pests found in parts of one apartment that are the lessor's maintenance responsibility.

\*\*\* Reporting pest sightings and exterminating harmless pests for convenience reasons.

When assessing whether the destruction of pests found in an apartment is the responsibility of the housing company or the lessor, it is important to consider whether pests have been detected in more than one apartment and where in the apartment. Control measures must always be taken without delay if the specific type, number or location of pests requires it.

The costs incurred for eradicating bedbugs belong to the tenant's liability for damages if the bedbug problem is caused by the tenant's negligence. Bedbugs may enter into the apartment through the tenant's belongings, such as a bed, armchair or suitcase. The tenant may be held liable for damages if the bedbug problem has arisen, worsened or recurred due to the tenant's carelessness.

The structures are the responsibility of the housing company.

The shareholder/lessor is responsible for the interior surfaces and furnishings.

The tenant is responsible for replacing wearing parts, maintaining, cleaning and reporting defects.