

Maintenance commitment: Who is responsible for what?

Part	Tenant	Socius
Walls and ceilings		
<ul style="list-style-type: none"> • Paint and/or decoration on walls and ceilings <ul style="list-style-type: none"> ○ In the residence ○ In communal spaces • Repair of holes, plugs, and (shrinkage)cracks, etc. <ul style="list-style-type: none"> ○ In the residence ○ In communal spaces 	 X X	 X X
Sanitary		
<ul style="list-style-type: none"> • Taps within the residence <ul style="list-style-type: none"> ○ Keeping it lime-free ○ Replacement and maintenance of water taps ○ Provisions to prevent frozen taps • Replacement and maintenance of water taps in communal spaces • Toilets <ul style="list-style-type: none"> ○ Clean and keeping it lime-free ○ Replacement or repair (parts of) the toilet • Drainage inside the residence <ul style="list-style-type: none"> ○ Periodic cleaning ○ Unclogging of the siphon ○ Unclogging of other blockages ○ Replacement or repair of (parts of) the drainage systems • Drainage in communal spaces 	 X X X X X	 X X X X X
Hinges and locks		
<ul style="list-style-type: none"> • Maintenance (oiling, etc.) of hinges from doors and windows <ul style="list-style-type: none"> ○ In the residence ○ In communal spaces • Locks, cylinders and door fittings <ul style="list-style-type: none"> ○ Maintenance or replacement in case of wear ○ Replacement in case of loss or theft (costs for the tenant) • Lubricate hinges <ul style="list-style-type: none"> ○ In the residence ○ In communal spaces 	 X X	 X X X X
Electricity		
<ul style="list-style-type: none"> • Replacement of lightning and bulbs <ul style="list-style-type: none"> ○ In the residence ○ In communal spaces ○ Outside the building • Plugs • (Light)switches • Doorbell • Other contact connections • Maintenance of electrical installation within the residence <ul style="list-style-type: none"> ○ Fuses ○ Other parts • Maintenance of electrical installation outside the communal spaces 	 X X	 X X X X X X X

Part	Tenant	Socius
Central heating and boilers <ul style="list-style-type: none"> • Degassing <ul style="list-style-type: none"> ○ Radiators within the residence ○ Radiators in communal spaces • Filling up the installation and keep it under pressure • Restart installation after failure • Management and general maintenance 	X	X X X X
Air ventilation <ul style="list-style-type: none"> • Keeping ventilation grilles clean <ul style="list-style-type: none"> ○ In the residence ○ In communal spaces • Keeping ventilation vents and valves clean <ul style="list-style-type: none"> ○ In the residence ○ In communal spaces • Replacement of filters of (mechanical) ventilation and extraction <ul style="list-style-type: none"> ○ In the residence ○ In communal spaces • Cleaning and maintenance of ventilation ducts and installations 	X X X	X X X
Weather-strips <ul style="list-style-type: none"> ○ In the residence ○ In communal spaces 	X	X
Garden <ul style="list-style-type: none"> • Maintaining and landscaping <ul style="list-style-type: none"> ○ Belonging to the residence or residential group ○ Belonging to communal spaces 	X	X
Balconies <ul style="list-style-type: none"> • Cleaning <ul style="list-style-type: none"> ○ Belonging to the residence or residential group ○ Belonging to communal spaces • Maintenance to balconies and railings 	X	X X
Sewerage <ul style="list-style-type: none"> • Unclogging of drains and sinks inside and outside the residence 		X
Gutters and rainwater drains <ul style="list-style-type: none"> • Maintenance and cleaning 		X
Cleaning <ul style="list-style-type: none"> ○ Inside the residence ○ In communal spaces within a residential group ○ In communal spaces • Removal of trash in the outdoor area • Removal of graffiti • Pest control <ul style="list-style-type: none"> ○ Inside the residence ○ In common and general areas • Washing of windows <ul style="list-style-type: none"> ○ Inside ○ Outside (settled via service costs, if applicable) 	X X X X	X X X X X X X