

State Civil Code 1941 Minimum Tenable Conditions

EXTERIOR

- Effective waterproofing and weather protection of roof and exterior walls, including unbroken windows and doors.
- Exterior plumbing or gas facilities that conformed to applicable law in effect at the time of installation, maintained in good working order.
- Exterior electrical lighting, with wiring and electrical equipment that conformed with applicable law at the time of installation, maintained in good working order.
- A water supply approved under applicable law and connection to a sewage disposal system approved under applicable law.
- Building, grounds, and appurtenances at the time of the commencement of the lease or rental agreement, and all areas under control of the landlord, kept in every part clean, sanitary, and free from all accumulations of debris, filth, rubbish, garbage, rodents, and vermin.
- An adequate number of appropriate receptacles for garbage and rubbish, in clean condition and good repair at the time of the commencement of the lease or rental agreement, with the landlord providing appropriate serviceable receptacles thereafter and being responsible for the clean condition and good repair of the receptacles under his or her control.
- Exterior floors, stairways, and railings maintained in good repair.

INTERIOR

- Plumbing or gas facilities that conformed to applicable law in effect at the time of installation, maintained in good working order.
- Heating facilities that conformed with applicable law at the time of installation, maintained in good working order.
- Electrical lighting, with wiring and electrical equipment that conformed with applicable law at the time of installation, maintained in good working order.
- Floors, stairways, and railings maintained in good repair.