



General Dwelling Safety Precautions For Landlords

Fire Safety Precautions

- » Ensure that all apartments and common areas have properly functioning smoke detectors. Change batteries every six months and test monthly.
- » Install fire extinguishers in each unit and inspect them at least annually. The cost of stolen extinguishers can be included as part of the security deposit.
- » Inspect and maintain stoves and furnaces annually to ensure proper working order.

Outside Safety Precautions

- » Grass fires can burn down buildings. Keep all grass cut and provide a safe, clear space around buildings.
- » Ensure that all walkways and parking lots are free of trip-and-fall hazards, such as raised or sunken edges of sidewalks or pot holes in the parking lot or grassy areas.
- » Outside lighting should be adequate for better sight and an added measure of security for tenants.

Inside Safety Precautions

- » All walking surfaces in the building should be free of trip-and-fall hazards, such as torn tile, frayed or ripped carpeting or broken steps.
- » Do not allow any water heater to be turned above 125 degrees. Tenants should not have access to water heater temperature control valves. Otherwise, tempering valves can be installed to prevent scalding.
- » Security lock doors to prevent unauthorized entry. Additionally, other security measures such as cameras, door and window alarms can also be of benefit.

For more information about American Family's Loss Control Services, visit www.amfam.com

DISCLAIMER

The recommendations printed here follow generally accepted safety standards. Compliance with these recommendations does not guarantee that you will be in conformance with any building code, or federal, state or local regulations regarding safety or fire. Compliance does not ensure the absolute safety of you, your operations or place of business.