

Maintenance & Repairs

Repair Work

Four routine repairs and maintenance please submit work order requests through the BuildingLink system, inform the Management Office at 212-581-8973 or contact the building superintendent, Liam Bermingham at 212-581-8973.

On weekdays from 5 P.M. to 11 P.M. and on weekends and holidays from 8 a.m. to 11 P.M., handymen are on duty to respond to emergencies in your apartment. Call 212-581-8973. After midnight, call the doorman or security at 212-581-8973.

Alterations & Renovations

All alterations and renovations require Board approval. Please contact the Management Office for the alteration guidelines.

Outside Contractors

If you hire contractors to perform cosmetic work (i.e. painting, wallpaper, carpentry, sanding and refurbishing floors, building shelves in your closets, etc.) in your apartment, those contractors are required to have \$1 million of general liability insurance as well as workman's compensation insurance; a copy of the certificate of insurance must be on file in the Management Office. Before engaging a contractor, contact the Management Office for additional requirements.

Inspections

Management inspects apartments prior to the Board reviewing resale, sublet and refinancing packages. Apartments with unauthorized alterations will not be considered.

Freight Elevator: Move-In/ Move-Out/ Large Deliveries

Residents who are moving in, moving out, or having a major delivery need to contact the Management Office to reserve the service elevator between 9:00 A.M. and 5:00 P.M. on weekdays, and between 9:00 A.M. and 1 P.M. on Saturday. Moves and deliveries are not permitted on holidays. A \$500 fee is associated with each move in and/or move out.

Unit Owner Repair Responsibilities

A Unit owner is responsible for any repairs to items in the unit belonging to the unit owner except for issues arising from outside the apartment. The appliances have a one year warranty from the original date of occupancy of the apartment. The A/C units have a two year warranty on parts and labor and a six year warranty on the compressor, labor not included from the original date of occupancy of the unit.

Private Work

The building superintendent and/or building staff is permitted to perform private work for residents on their own time after work hours. All work must be approved by the Residential Manager. The Residential Board of Managers and the Condominium assume no liability for any work done by a staff member on their own time.