MAINTENANCE RESPONSIBILITY CHECKLIST

Lake Grove

Dated: November 2010

#285

Condominiums: \underline{X}	Townhouses:		Single Family:	Other:	
<u>Unit Interior</u>	Assoc.	<u>Owner</u>	Unit Exterior - Cont.:	Assoc.	<u>Owner</u>
Air Conditioning & Heating		X	Doors - sliding		X
Appliances - built in		x	Doors - sliding - frame & track		X
Appliances - free standing	đ	x	Doors - security		x
Carpeting		X	Doors - utility	x	
Caulking - bathroom, kitchens	靣	X	Fireplace - repair exterior	X	
Chimneys - flues		[X]	(stone/bricks)	in the second	
Chimneys - sweeping		X	Furnace		X
Doorbell - components		X	Lighting fixtures (switch inside)		<u>x</u>
Doors - glass		х	Planters	<u> X</u>	Ш
Fireplaces - chimney sweeping		لخا	Stucco - painting/coloring	X	
Fireplaces - repair firebox		<u> x</u>	Stucco - repair & replacement	ļ <u>×</u>	4
Fireplaces - repair mantle		<u> </u>	Trim - wood - maint./replace	<u> X</u>	닏.
Fireplaces - repair stone/bricks(interior)	,	X	Trim - wood - painting	X	Щ.
Floor coverings - carpet	!	LX.	Wall - bearing & party walls	LX.	,
Floor coverings - vinyl		LX.	Stairways/railing/halls (common area)	LX.	-
Floor coverings - tile (ceramic)		¥.	Rain gutters	LX.	
Floor coverings - tile (vinyl)			Exclusive Use Areas/ Patios/Decks:		
Floor coverings - wood Garbage Disposal	H	+≑1	Exclusive Use Aleas, Latios/Decks.		
Hot water heater		Ť	Drains - Decks	П	x li
Lighting fixtures		X	Deck Surface-cleaning, sealing		×
Wall - partition	75	X	Deck structure and surface	x	
Wallpaper and Paneling	T	x	Deck railings	x	Ī
Window glass/ screens		Ιx	Deck/Patio sliding doors		X
Window flashing & waterproofing		×	Deck/Patio sliding doors	X	
Window frames		x	(flashing & waterproofing)		
Window hardware		[x]	Deck/Patio sliding doors	X	
			(frame & threshold)	,	_
Roof:			Deck/Patio sliding doors - hardware	Ш	<u>LX</u>
Roof decking	X		Garage / Carports / Storage:		
Roof flashing	X			<u> </u>	
Roof shingles/tiles	X		Parking spaces	X	<u> </u>
Roof underlayment	×		Doors - garage		x
Roof vents	LX		(electric openers & remotes)	F-1	г - -
			Doors - garage locks & hardwares		×
<u>Unit Exterior:</u>			Doors - garage - painting exterior	<u> </u>	-
Arra grissiania	- I	T. Ja	Doors - garage - replacement Carports Interior		
Air conditioning unit			Storage Areas	i⊽i	Ĥ
Antennas (owner installed)		半:	Storage Areas	<u> </u>	- Land
Buildings surfaces	嵩	H			
Caulking					
Chimneys	半	묽			
Doorbell - component/button	H				
Doors - entry - interior surface	불	岩	Owners are responsible for repairs	that are	
Doors - entry -flashing/waterproofing	L		required as a result of their negliger		mal
(repair and replacement)	TUTA.	The state of	damage to the common areas.	nce of michilio	1141
Doors - entry frame and door	x	لسا	damage to the common areas.		
(repair and replacement)	Γħ	Γ⊽¥			
Doors - entry - locks & hardware Doors - entry - painting	묾				
Doors - screen	台	x			
DOOL9 - POLECII	9 (4.5) (4.5)				

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Other:___ Single Family: Condominiums: X Townhouses: **Utilities/Wiring/Plumbing Cont.: Owner Owner** Assoc. Common Areas Assoc. X Sewer lines - (mainline) Carpeting - common areas & Sewer and toilet backups: recreation areas (Pipe serving one unit) Concrete/parking space Solar Panels and asphalt surfaces Telephone wiring Common area improvements Toilets - wax rings Common Driveways Toilet - fixtures & components Landscaping - c/a lawns Trash - regular pickup Landscaping - c/a open areas Landscaping - c/a trees Lighting fixtures-C/A Pest control: Play Areas Spraying for household pests: Pump & filter room (ants, fleas, etc.) interior of unit Sewer lines - c/a below ground Sidewalks/ Walkways Termite eradication - (common area) Termite eradication - interior Spa Swimming Pool Other: Streets - Maintenance & repair Streams/water features Recreation Building Fence/Interior Surface Fence/Exterior Surface **Utilities/Wiring/Plumbing:** Fence Replacement Mailbox - clustered Balcony/ Patio light Mailbox lock Mailbox stand/structure Breakers Mailbox key Cable TV wiring Address numbers Drains - bathtubs/showers/sinks Dryer ducts, chutes/flues Address light Electrical panel/circuit breakers Streets Perimeter Walls wallplates (EXTERIOR) Electrical switches, sockets wallplates (INTERIOR) Electrical wiring - interior Gas lines (operated from within) Front door light (exterior) Hose bibs (within patio areas) Plumbing fixtures Toilets/sinks/tubs/faucets/etc. Plumbing line/waste pipes Plumbing Lines - outlets (in units, under sinks, shower heads, & valves) Raypak Boilers