

Chandler Place Condominiums

Maintenance Responsibilities List

May 2010

#	Homeowner	Association	Item
1		X	alarm system in common area
2	X		appliances
3	X		balconies and patios
4		X	conduit, ducts, plumbing pipes, wiring in common area
5		X	carpet, walls and ceilings in hallways
6	X		door bells
7		X	driveways, parking areas, steps and sidewalks
8	X		electrical outlets on patio
9		X	entrance door to building and riser room door
10	X		entrance door to unit and doors inside of unit
11		X	exterior post lights, hall lights and exterior entrance lights
12		X	exterior building surfaces
13	X		exterior doors & hardware (replacement) into unit
14	X		fixtures (interior) to provide water, light, power, telephone in units
15		X	fire alarm system in complex
16	X		fireplaces including dampers and equipment
17	X		glass (storm doors and windows)
18		X	gutters, downspouts
19	X		heat, ventilation and air conditioning equipment, lines, ducts
20	X		heat, ventilation and air conditioning overflow lines on A/C units
21		X	intercom system- main control at front door
22	X		intercom system in unit
23	X		locks on doors in unit
24		X	main sewer & water lines in common areas
25	X		painting inside of unit
26		X	parking lot maintenance
27	X		plumbing leak inside of the point of entry into a unit
28		X	plumbing leak up to the point of entry into a unit
29		X	retaining walls in common areas
30		X	retention pond
31		X	roofs
32	X		screens (window & door)
33	X		sewer lines inside of the point of entry into a unit
34		X	sewer lines up to the point of entry into a unit
35		X	shutters
36	X		smoke detectors inside of a unit
37		X	smoke detectors in hallways
38	X		storm doors
39		X	storm water drainage system
40		X	subsurface leakage under floor slabs
41		X	trees, shrubs, and grass in common areas
42	X		unit numbers on doors
43	X		vent pipe repairs from wall to dryer
44		X	vent pipe dryer covers on exterior of building and cleaning of dryer vent pipes
45	X		Water lines inside of the point of entry into a unit
46		X	water lines up to the point of entry into a unit
47	X		Maintenance, repairs, or replacement caused through the negligent act of an owner, his family, guests, or invitees
			Highlighted items listed in the Declaration of Condominium of Chandler Place.
			Limited Common Elements include items in hallways, stairs, and landings
			This list has been approved by the Chandler Place Condominium HOA Board of Directors.