

Worthing Chase Maintenance Responsibilities List

updated

#	Homeowner	Association	Item
1	X		air conditioning & heating equipment
2	X		appliances
3	X		attics (repair, maintenance of any Owner improvement)
4	X		area within a fenced in patio
5		X	brick veneer
6		X	brick walls
7	X		celing fans
8		X	brick columns at entrance (common area)
9		X	caulking - exterior
10	X		caulking - interior
11		X	common area elements
12		X	condensation lines from AC units
15		X	curbs and storm drains
16	X		damage due to delays in reporting
17	X		decks (cleaning)
19		X	doors & hardware (replacement) & kick plates
20	X		door frames (mainteannce, repair, replacement & painting of interior surfaces)
21		X	door frames (exterior surfaces)
22		X	doors (front door - staining exterior surfaces)
23		X	doors (garage door - maintenance, repair & replacement)
24	X		doors (glass storm doors and french doors)
25	X		door bells
26		X	driveways
27	X		electrical outlets (interior & exterior)
28		X	entrance ways
29		X	exterior building surfaces (maintenance, repair, replacement & painting)
30		X	exterior front & back house lights
31		X	exterior post lights
32		X	exterior siding & trim
33	X		fences
34		X	fireplaces (maintenance, repair, replacement of firebos, flue, chimney, spark arrestor, cap)
35	X		fixtures to provide water, light, power, telephone
36	X		flag stanchion
37		X	foundations (building)
38		X	framing (building)
39		X	front porch concrete
40	X		garage door hardware, exterior key pads and openers (mechanical opening equip)
41		X	garage door under. gasket
42	X		glass surfaces (storm doors & windows and sidelights)
43		X	grassed areas
44		X	gutter, downspouts, extension pipes and rain diverters
45	X		handrails
46		X	house numbers
47	X		hvac equipment, lines, ducts
48	X		improvements within a fenced in area, individual lot, or Ltd Common Element
49	X		interior repairs to inside of dwelling
50		X	interior repairs as a result of a roof leak or water penetration
52		X	landscaping
53	X		landscaping located with a fenced in area
54	X		locks on doors
55	X		mailboxes & posts
56	X		meters
57		X	painting of exterior doors, exterior surfaces & trim
58	X		patios (cleaning)
59	X		patio decking (owner installed)

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#	Homeowner	Association	Item
60	X		pest control and removal
61		X	pest - common areas
63		X	roofs & roof vents
64	X		screened porches
65	X		screens for doors, windows, and porches
66	X		sewer line - cleaning of individual line serving a home
67		X	sewer lines - repair all lines (main and individual)
68		X	sewer lines - cleaning of main sewer lines in common area
69		X	shutters
70		X	sidewalks and walkways
71		X	signs
72		X	steps & stoops
74		X	streets (asphalt maintenance agreement with the City)
75	X		structural components of Dwellings other than the roofs and siding
76		X	termite inspection (annual)
77		X	termite damage/repairs
78		X	trees and shrubs (trimming & maint, including any located within any exclusive use common
79	X		trees and shrubs (located in an enclosed privacy area)
80	X		vent pipe cleaning
81		X	vent pipe covers for dryer and exhaust fan vents
82	X		water lines from point of entry and inside of home
83		X	water lines and gas lines in common area to point of entry into house
84	X		water spigots
85	X		weather stripping
86	X		window panes, flashing, frames, hardware, sashes
87	X		Maintenance, repairs, or replacement caused through the willful negligent act of the owner,