

**FLOORING POLICY**

[Consistency in all units]

1. The standard for the co-op will be:
  - a. Laminate on first floor hallway, dining room and living room.
  - b. Linoleum at kitchen entrances (exceptions possible for units with covered entrances, or landings) and storage rooms.
  - c. Carpet for rest of unit.
  - d. Handicap units will be determined on case by case basis
  - e. Modifications must be approved by co-op and cost above regular to be paid by member.
  - f. Carpet cost is below laminate, and can be requested instead.
2. Flooring replacement to be prioritized by the age of old floor, exceptions if unit is vacant.
3. Laminate should be done all rooms at once to avoid problems from mismatches.
4. Linoleum conditions to be factored along with age when replacing flooring; example, some units have newer linoleum but bad seams; whereas, others have old linoleum but in good condition and won't require replacement.
5. Noise factor to be considered for units above handicap units. Noise cancelling padding for laminate or even under the carpet?

**RECOMMENDED PAY SCHEDULE APPLIES TO CARPETS AND TILE**

The following pay schedule is only for those members who have abused their carpets and does not include normal wear and tear

| Year | Percentage of Members Responsibility |             |
|------|--------------------------------------|-------------|
|      | Replacement Cost                     | Labour Cost |
| 1    | 100%                                 | 100%        |
| 2    | 90%                                  | 100%        |
| 3    | 80%                                  | 100%        |
| 4    | 70%                                  | 100%        |
| 5    | 60%                                  | 100%        |
| 6    | 50%                                  | 60%         |
| 7    | 40%                                  | 50%         |
| 8    | 30%                                  | 30%         |
| 9    | 20%                                  | 20%         |
| 10   | 10%                                  | 10%         |
| 11   | 10%                                  | 10%         |
| 12   | 10%                                  | 10%         |