

UNIT MAINTENANCE POLICY – CO-OP RESPONSIBILITY

The Maintenance Committee has attempted to come up with an equitable policy for all members. We have divided responsibility room by room: however it should be understood that each item in the list below applies to any room where applicable.

NOTE: ANY DAMAGE DUE TO MEMBER NEGLIGENCE WILL BE THE MEMBER'S RESPONSIBILITY AND PAID FOR BY THE MEMBER.

CO-OP RESPONSIBILITY

ALL ROOMS

- Electrical outlets
- Switches, wiring
- Flooring replacement
- Window replacement
- Thermostats
- Electrical heaters
- Water heaters
- Flood damage
- Smoke alarms

BATHROOMS

- Repair/replace fan
- Repair/replace cabinets
- Mirrors
- All pipes above/below floor in walls
- Faucets/washers
- Toilet bowls and tanks
- Damage from malfunction of above
- Shower head leaks
- All silicone sealing
- Inner parts of toilet tank
- Washers and dryers in handicap units
- Sink and toilet blockages that cannot be cleared with use of a plunger

KITCHEN

- Repair/replace appliances
- Repair/replace cabinets
- Exhaust fan

- All pipes above/below floor
- Faucets
- Sink units
- Sink blockages that cannot be cleared with use of a plunger

OTHER

- Exterior siding
- Roof, shingles, eaves, downspouts
- Balconies
- Windows
- Doorbells
- Weather stripping
- Outside faucets
- Original concrete slab dividers
- Garage overhead and passage doors
- Maintenance of fences
- Ants, raccoons, rats, mice, etc. Rat and mice infestations will be decided on a case by case basis; members leaving garbage outside their units will be held financially responsible for the cost of pest control to remove the rodents that their garbage attracts
- Snow removal from common areas