

Knolls of Birmingham Maintenance Chart

TWINS

COMPONENT	RESPONSIBILITY	
	ASSOCIATION	OWNER
<i>Doors and Locks</i>		
Door Hinges/kick plates/knockers, latches. locks and other hardware	None	Repair/Replace
Front and Back Doors/Sliders/Transoms	Repaint Exterior	Repair/Replace
Exterior Wood trim surrounds	Repaint/Replace	None
Threshold, weather stripping	None	Repair/Replace
Garage door & hardware	Repaint Exterior	Repair/Replace
Garage door opener (track/all switches & remote controls)	None	Repair/Replace
Patio sliders/basement doors and locks	None Repaint Exterior (<i>doors only</i>)	Repair/Replace
Screen/storm doors	None	Repair/Replace
Door Bell & Interior System	None	Repair/Replace
Door Stop	Repaint Exterior	Repair/Replace
<i>Decks & Concrete Rear Patios</i>		
Decks, Structural Members/Railings	None	Repair/Replace
Privacy Fence	None	Repair/Replace
Power wash/Seal/Stain	None	Seal/Stain
Concrete Rear Patio	None	Repair/Replace
<i>Sidewalks, Front Porch, Steps & Asphalt Driveways</i>		
Driveway	Repair/Maintain	None
	<i>(4 year cycle - HOA - Seal Coat)</i>	
Front Porch, Sidewalk & Associated Steps	Repair/Replace	None/Cleaning
Rear Patios (concrete, pavers, flagstone, etc.)	None	Repair/Replace/Clean
Wrought Iron railings	None	Repair/Replace
<i>Interior</i>		
Basements (including leaks)	None	All Maintenance
Fireplaces/hearths & flues	None	Repair/Replace
<i>All Interior Components</i>	None	Repair/Replace
Water/electrical/cable/sewer laterals & other	None	Repair/Replace
Slab/foundation/internal structural components	None	All Maintenance

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<i>Lighting</i>		
Exterior lights controlled from inside	Repair/Replace	Clean/Replace Bulbs
<i>Pest Control</i>		
Termites/Carpenter Bees <i>(see individual exterior elements)</i>	Repair	Treatment
All Other (including Hornets, wasps, etc)	None	Treatment
Other pests/animals	None	All responsibility
<i>Landscape Plantings</i>		
Builder/association planted turf/trees	Maintain/Replace	None
Plantings/shrubs in the Twins and up to and including those around the AC Units	Mulch/Maintain	Replace as needed
Plantings/shrubs/mulch beds from the AC units on the side and the rear of each Twin	None	Maintain/Replace
<i>Roofs, Gutters</i>		
Roof shingles/underlayment/flashing, skylight flashings <i>(sheathing out)</i>	Repair/Replace	None
Chimney Caps	Repair/Replace	None
Gutters/downspouts/Underground extenders Connected to Twp. Storm Water Mgmt system	Repair/Replace	None
Clogged (Debris/leaves) Gutters-Extenders <i>(Daylight or Pop-ups)</i>	Maintain	None
Skylights	Repair/Replace	None
<i>Security/Fire Alarm Systems</i>		
Security/Fire alarms	None	Repair/Replace

Windows/ Sliders /Skylights

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Skylight frame and glass	Repair/Replace	None
Window/ Sliding door frame and glass	None	Repair/Replace
Window Screens	None	Repair/Replace
Exterior Wood Trim	Repaint/Replace	None

<i>Dryer Vents/Gas Fireplace Vents</i>		
Dryer vent	None	Repair/Replace
Gas Fireplace Vent/Chimney	None	Repair/Replace

<i>Exterior Walls</i>		
Exterior Stucco/Stone Façade (<i>sheathing out</i>)	Repair/Replace/	None
Exterior Wall/cedar siding/trim/soffits & fascia (<i>sheathing out</i>)	Repair/Replace/ Repaint/Caulk	None
Stone Façade Walls & Lighting columns	Repair/Replace	None
Split Rail Fence	Repair Replace	None
Retaining Walls (attached)	None	Repair/Replace
<i>Common Facilities</i>		
Mailboxes	Maintain/Replace	None
Storm drains	Township	None
Roadways	Township	None
Free-Standing Retaining Walls (Wooden Tiewalls)	Repair/Replace	None
Drainage Systems/Storm Water mgmt.	Repair/Replace	None
Underground drain systems - (located on common property)	Maintain, Repair & Replace as needed	None