

Knolls of Birmingham Maintenance Chart

TOWNHOMES

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	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	Repaint Exterior	Repair/Replace
Deck Power wash/Sealing	<i>(3 year cycle – HOA –Billed to Homeowner)</i>	
Concrete Rear Patio	None	Repair/Replace/Clean
<i>Sidewalks & Asphalt Driveways</i>		
Driveway	Repair/Maintain	None
	<i>(4 year cycle – HOA – Seal Coat)</i>	
Front Porch, Sidewalk & Associated Steps	Repair/Replace	None
Wrought iron/wood handrailings	None	Repair/Replace/paint-stain
<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

Knolls of Birmingham Maintenance Chart

TOWNHOMES

COMPONENT	RESPONSIBILITY	
	ASSOCIATION	OWNER
<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 shrubs/other plantings	Maintain/Replace	Water as needed
Owner added plantings (AC Approve)	None	Maintain/replace
<i>Roofs, Gutters, Downspouts and Extenders</i>		
Roof shingles/underlayment/flashing, skylight roof flashings <i>(sheathing out)</i>	Repair/Replace	None
Gutters/downspouts/Underground extenders Connecting to Twp. Storm Water Mgmt system	Repair/Replace	None
Underground Downspout Extenders <i>(Daylight or Pop-ups)</i>	None	Repair/Replace
Clogged (debris/leaves) Gutters-Extenders Daylight or Pop-ups)	Maintain	None
Skylights	Repair/Replace	None
Chimney Caps	Repair/Replace	None
Security/Fire alarms	None	Repair/Replace
<i>Windows/ Sliders /Skylights</i>		
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

Knolls of Birmingham Maintenance Chart

TOWNHOMES

COMPONENT	RESPONSIBILITY	
	ASSOCIATION	OWNER

<i>Dryer Vents/Gas Fireplace Vents</i>		
Dryer vent <i>(Inspect/Clean at least once a year)</i>	None	Repair/Replace
Gas Fireplace Vent/Chimney <i>(Inspect/Clean at least once a year)</i>	None	Repair/Replace

<i>Exterior Walls</i>		
Exterior Stucco (sheathing out)	Repair/Replace/	None
Exterior Wall/cedar siding (sheathing out) trim/soffits & fascia	Repair/Replace/ Repaint/Caulk	None
Stone Façade Walls	Repair/Replace	None
Split Rail Fence	Repair Replace	None
Bump-Outs-Stairs/Wood Steps/Walls & Slab, Drains	None	Repair/Replace
Retaining Walls (wood or stucco) (free standing or attached to foundations)	Repair/Replace	None
Exterior Hose Bibs/faucets	None	Repair/Replace
<i>Common Facilities</i>		
Mailboxes & Gazebo's	Maintain/Replace	None
Storm drains	Township	None
Roadways/driveway	Township	None
Retaining Walls (Wooden Tie walls)	Repair/Replace	None
Split Rail Fencing (Front & Rear)	Repair/Replace	None
Underground drain systems - (located on common property)	Maintain; Repair, & Replace	None