

# WARRENTON MILL CONDOMINIUM ASSOCIATION

c/o REI Property Management, Inc

## SCHEDULE

### A

#### MAINTENANCE STANDARDS

1. HVAC systems should be serviced a minimum of two times a year spring and fall.
2. Hot water heaters inspected annually and be replaced no less than eight (8) years from installation (depending upon warranty as stated on unit).
3. Occupants shall immediately contact the Association's management company if they become aware of any drainage issues such as ponding of water against the foundation, clogged exterior drains, ice dams or clogged gutters on the roof, or if they become aware of any evidence of running or seeping water.
4. Occupants shall annually check all caulking around tubs, showers, toilets, and sinks to ensure that moisture cannot penetrate floors and walls. Replace as needed
5. Occupants shall always keep the heat in their Units at a minimum of 50 degrees in the winter, even while they are away, to ensure that pipes do not freeze. Air conditioning shall be kept on and set below 80 degrees during the summer even while homes are vacant to ensure that humidity levels do not get high enough for mold growth.
6. Dryer lint screens shall be cleaned out between each use. Dryer vents and ducts shall be cleaned out annually. If a dryer booster fan is installed, it shall be cleaned out and serviced annually. If a dryer booster fan is not installed, any replacement dryers must be able to vent the full length of the duct.
7. Washing machine hoses shall be inspected annually to ensure that they are not brittle. Only metal braided hoses are permitted to be used (rubber hoses are not acceptable). Water lines connected to washing machines shall be turned off when a Unit is vacant.
8. Every Unit shall have a working and current fire extinguisher in an area where all occupants can easily find it. The expiration date of the extinguisher shall be checked twice a year when daylight savings time begins and ends.
9. Occupants shall change the batteries for and test all smoke warning devices twice a year when daylight savings time begins and ends.
10. Open flames, grills, smoking materials, space heaters or other potential fire hazards are not allowed inside units. Grills on concrete patios are to be ten (10) feet from the building to avoid damage to any structure.
11. Occupants may not leave running water unattended, therefore avoiding overflows.
12. All leaking pipes, valves and toilets must be promptly repaired.
13. Occupants shall be liable for any loss or damage caused by repairs and installations that are not performed by licensed professionals.