

<u>Bishop's Grove Condominium Association, Inc.</u>				
<u>Maintenance, Repair & Replacement Checklist</u>				
Key:	M=Maintenance			R=Replacement
	X=Maintenance, Repair & Replacement			RR=Repair & Replace
<u>ITEM</u>	<u>ASSOC'N MAINT REPAIR & REPLACE</u>	<u>OWNER MAINT REPAIR & REPLACE</u>	<u>DOC. REF.</u>	<u>NOTES</u>
Air Conditioner		X	Dec. 5; Bylaws, Article V, 11(a)	
Modifications to Unit		X	Dec. 3(b); Bylaws, Article V, 14	
Balconies		X	Dec. 5(c); Bylaws, Article V, 11(a)	
Bathtub		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Cabinets-Bath & Kitchen		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Ceiling Fans		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Chimney (Exterior Stone, Cap, Flute, etc.)		X	Dec. 5(c); Bylaws, Article V, 11(a)	
Deck		X	Dec. 5(c); Bylaws, Article V, 11(a)	
Dishwasher		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Doors Front and Back (Exterior) includes Storm Door, Trim and Door Framing.		X	Dec. 3(a); Bylaws, Article V, 11(a)	
Doors (Interior)		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Driveway		X	Dec. 5(a); Bylaws, Article V, 11(a)	
Drywall Cracks		X	Dec. 3(b)(i); Bylaws, Article V, 11(a)	
Electrical Wiring Inside of Unit		X	Dec. 3(d); Bylaws, Article V, 11(a)	If the wiring serves multiple Units, it is a Common Element and the Association's responsibility, but if the wiring inside a Unit serves just that Unit, it is the Unit Owner's responsibility.
Electrical Wiring Outside of Unit	X		Dec. 3(d) & 4; Bylaws, Article V, 11(b)	
Exterminating (Exterior) (Critters & Pests)	X		Dec. 4; Bylaws, Article V, 11(b)	
Exterminating (Interior of Unit)		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Fire Suppression System (345 Building Only)	X		Dec. 4; Bylaws, Article V, 11(b)	This only applies to the 345 Building.
Floor Coverings		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Foundation Wall Repairs	X		Dec. 4; Bylaws, Article V, 11(b)	
Furnace (including all Duct Work)		X	Dec. 3(b) & (d); Bylaws, Article V, 11(a)	
Garage Door, Exterior Surface		X	Dec. 3(b)(i); Bylaws, Article V, 11(a)	
Garage Door (Panels)		X	Dec. 3(b)(i); Bylaws, Article V, 11(a)	
Garage Door (Track and Spring Assembly)		X	Dec. 3(b)(i); Bylaws, Article V, 11(a)	
Garage Door (Transmitter)		X	Dec. 3(b)(i); Bylaws, Article V, 11(a)	
Garage Door (Weather stripping)		X	Dec. 3(b)(i); Bylaws, Article V, 11(a)	
Garage Door opener		X	Dec. 3(b)(i); Bylaws, Article V, 11(a)	
Garbage Disposal		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Gutters & Downspouts	X		Dec. 4; Bylaws, Article V	
Landscape	X		Dec. 4; Bylaws, Article V, 11(a) & (b)	
Lawn	X		Dec. 4; Bylaws, Article V, 11(b)	
Light Fixtures w/in Units		X	Dec. 3(b); Bylaws, Article V, 11(a)	

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Light Fixtures-Common	X		Dec. 4; Bylaws, Article V, 11(b)	
Light Bulb, Garage		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Microwave		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Painting Interior		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Painting Exterior	X		Dec. 4; Bylaws, Article V, 11(b)	
Patio Concrete Repairs		X	Dec. 5; Bylaws, Article V, 11(a)	
Patio Light Fixture (Exterior)	X		Dec. 5; Bylaws, Article V, 11(a)	
Plugged Drains		X	Dec. 3; Bylaws, Article V, 11(a)	
Plumbing Pipes Outside of Unit	X		Dec.3(d) & 4; Bylaws, Article V, 11(b)	If the plumbing pipes or equipment serves more than one Unit, it is Common Element and the Association's responsibility, if the plumbing pipes and equipment inside a Unit serves just that Unit, it is the Unit Owner's responsibility.
Plumbing Pipes within Unit		X	Dec. 3(b); Bylaws, Article V, 11(a)	If the plumbing pipes or equipment serves more than one Unit, it is Common Element and the Association's responsibility, if the plumbing pipes and equipment inside a Unit serves just that Unit, it is the Unit Owner's responsibility.
Refrigerator		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Roof	X		Dec. 4; Bylaws, Article V, 11(b)	
Screens (Window, Storm Door, Patio Door)		X	Dec. 3(b)(i); Bylaws, Article V, 11(a)	
Sewer Pipes (Cleaning, Repair, and Replacement)	X		Dec.3(d); Bylaws, Article V, 11(b)	
Shower		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Sidewalks	X		Dec. 4; Bylaws, Article V, 11(b)	
Siding (Repairs/Replace)	X		Dec. 4; Bylaws, Article V, 11(b)	
Siding (General Cleaning)	X		Dec. 4; Bylaws, Article V, 11(b)	
Sinks		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Smoke Detectors		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Snow Removal	X		Dec. 4; Bylaws, Article V, 11(a) & (b)	
Street Lights	X		Dec. 4; Bylaws, Article V, 11(b)	
Street Maintenance	X		Dec. 4; Bylaws, Article V, 11(b)	
Sunrooms		X	Dec. 5; Bylaws, Article V, 11(a)	
Toilets		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Thermostats		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Washer & Dryer		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Water Faucets (Outside of Unit)	X		Dec. 4; Bylaws, Article V, 11(b)	
Water Lines (Inside Unit)		X	Dec. 3(b); Bylaws, Article V, 11(a)	
Water Line Mains (Outside Unit)	X		Dec. 4; Bylaws, Article V, 11(b)	
Water Heater		X	Dec. 3(d); Bylaws, Article V, 11(a)	
Window Cleaning		X	Dec. 3(b)(i); Bylaws, Article V, 11(a)	
Windows, including Trim and Framing		X	Dec. 3(b)(i); Bylaws, Article V, 11(a)	
Windows, Interior Staining		X	Dec. 3(b)(i); Bylaws, Article V, 11(a)	