

Pepper Townehomes Maintenance Matrix

COMPONENT(S)	OWNER	ASSOC
Air Conditioning *	X	
Antennas/Satellite Dishes *	X	
Appliances - Built-in	X	
Appliances - Free Standing	X	
Attic Space		X
Balcony Wood Repairs & Replacement – Structural		X
Balcony Wood Repairs & Replacement - Railings & Floor Deck		X
Bathtub Waste and Overflow	X	
Cabinets – in Units	X	
Carports – Storage Cabinets Interior	X	
Carports – Storage Cabinet Doors and Exterior		X
Caulking – Exterior		X
Caulking – Interior	X	
Ceilings	X	
Common Area Improvements		X
Doors - Entry - Locks and Hardware	X	
Doors - Entry - Painting - Exterior Surface		X
Doors - Entry - Painting - Interior Surface	X	
Doors - Entry - Weather Stripping/Waterproofing	X	
Doors - Frame & Door & Mounting Hardware (due to normal wear & tear)	X	
Doors – Garage – Maintenance, Interior Painting	X	
Doors – Garage – Exterior Painting		X
Doors – Interior	X	
Doors, Screen/Storm/Security	X	
Doors, Sliding Glass (including weatherproofing)	X	
Doors, Sliding Glass – Frame, Hardware and Tracks	X	
Doors, Sliding Glass – Screen	X	

\* Indicates Board Approval Needed

COMPONENT(S)	OWNER	ASSOC
Drainage Systems (e.g., ditches, catch basins in Common Area)		X
Drains - Bathtubs, Showers, Sinks	X	
Drains – Common Area		X
Dryer Vents – Cleaning	X	
Dryer Vents – Repair	X	
Drywall - Interior - Damage Repairs (e.g., cracks, inside minor localized water damage, dents, holes, etc.)	X	
Electrical Panel/Circuit Breakers/Interior	X	
Electrical Switches, Sockets, Wall Plates - Interior	X	
Electrical Wiring – Inside Unit – including lines located behind or within walls, floors, ceilings	X	
Electrical Wiring – Outside Unit – including any lines underneath the concrete and asphalt driveway, landscaping, etc.		X
Exhaust Fans	X	
Exterior Building Surfaces (wood, siding, stucco)		X
Exterior Faucets, Handles, Washers (Common area)		X
Exterior Faucets, Handles, Washers (Exclusive Use Front & Rear)	X	
Floor Coverings (All, regardless of reason for replacement)	X	
Furnace/Heating - Unit Systems	X	
Garbage Disposal	X	
Gas Lines - Below Ground		X
Glass - Unit Windows/Doors	X	
Gutters & Downspouts		X
Hose Bibs – Common Area		X
Hose Bibs – Homeowner Exclusive Use Front and Rear	X	
Landscaping - Common Area		X
Lighting Fixtures - Common Areas & not on Living Units		X
Lighting Fixtures - Inside Units	X	
Lighting Fixtures – Front Entry Area	X	

\* Indicates Board Approval Needed

COMPONENT(S)	OWNER	ASSOC
Lighting Fixtures - Carports	X	
Lighting Fixtures – Garages, Above Vehicle Doors		X
Painting – Interior (regardless of the reason for painting)	X	
Patio Drainage	X	
Patio Fence/Gate Repair & Maintenance	X	
Patio Fence Between Units Repair & Maintenance		X
Plumbing Fixtures - Interior (Toilets/Tubs/Sinks/Faucets, etc.)	X	
Plumbing Lines - Inside Unit - including lines located behind or within walls, floors or ceilings	X	
Plumbing Lines - Outside Unit - including any lines underneath the concrete and asphalt driveway, landscaping, etc.		X
Plumbing Lines – For Common Area use only		X
Roof – Flat Roof Surfaces		X
Roof Flashing & Other Roofing Components		X
Roof Shingles/Tiles/Underlayment/Vents		X
Sewer/Sink/Drain/Toilet backups - clogs which occur in the unit's exclusive use drain pipes	X	
Sewer backups - clogs which occur in the common area drain pipes		X
Sidewalks - Common Areas		X
Spraying for Exterior Pests		X
Spraying for Interior Household Pests (Ants, Fleas, etc.)	X	
Spraying for Landscaping Pests		X
Stucco Painting		X
Stucco Repair & Replacement		X
Toilet - Wax Ring	X	
Trim - Wood - Exterior – Maintenance/Painting/Replacement		X
Trim - Wood - Interior – Maintenance/Painting/Replacement	X	
Walls - Exterior - Bearing, Studs, Frames, Other Structural Items		X
Walls - Non-bearing	X	

\* Indicates Board Approval Needed

COMPONENT(S)	OWNER	ASSOC
Wallpaper/Paneling	X	
Water Heater	X	
Window and Slider Screens	X	
Window Flashing/Waterproofing	X	
Window Frames	X	
Window Hardware	X	
Wiring - Cable TV/Satellite *	X	
Wiring - Electrical - From Breaker to Interior	X	
Wiring - Electrical - From Outside Meter to Entry Point of building		X
Wiring - Telephone	X	

\* Indicates Board Approval Needed