

THE STAFFORD CONDOMINIUM MAINTENANCE CHART

Description	Unit Owner	HOA	Other
All Interior Plumbing Serving One Unit	X		
All Pipes & Wiring & Equipment Serving a Single Unit	X		
Animal Control			City
Asphalt, Parking Lot, Sidewalks, Maintenance & Repairs		X	
Bathroom Exhaust Fans, Conduits & Vents	X		
Building Siding & Brick Maintenance		X	
Common Area Lighting & Fixtures		X	
Common Area Maintenance & Landscaping		X	
Damage Caused by Negligence to Units or Common Property	X		
Door Bells, Knobs, Locks & Hardware	X		
Dryer Exhaust Conduits, Vents, Lint Filters	X		
Electricity	X		Duke
Exterior Building Painting (scheduled)		X	
Exterior Doors , Frames, Jambs & Trim- Scheduled Painting		X	
Exterior Doors, Frames, Jambs & Trims- Maintenance, Repair, Replace	X		
Exterior Handrailings, Deck, Stairways Maintenance & Repair	X		
Exterior Light Fixtures, Bulbs, Wiring	X		
Exterior Pressure Washing, Gutter Cleaning (scheduled)		X	
Gutters & Downspouts repair and replacement		X	
Hot Water Heaters all components	X		
HVAC System including all Components, Equipment & Condensation Lines	X		
Individual Water Supply Lines from Meter to Condo Unit	X		
Insect Pest, & Rodent Treatment inside condos	X		
Insect Pest, & Rodent Treatment outside condos (as determined by the Board)		X	
Insurance Coverage of Common Property and Elements (hazard & liability)		X	
Insurance Coverage of Unit, Personal Property, Personal Liability, Renters Insur	X		
Interior Repairs to Unit Due to Roof or Other Exterior Water Leaks	X		
Mailboxes lock and key	X		USPS
Mailboxes support and structure		X	
Roofs, Shingles, Flashing, Shutter Maintenance, Repair & Replace		X	
Garbage and Recycling Collection (*see below for additional details)	X		City
Water Damage to Units or Common Property by Appliances & Plumbing	X		
Water/Sewer/Electrical & Any Utilitiy Components Which Serve a Single Unit	X		
Water/Sewer/Lines & Any Utility Components Which Serve Multiple Units		X	
Windows, Sills, Framing, Glass, Screens, Repair & Replace	X		

* Please take trash and recycling curbside on the correct days and remove the following day.

Garbage day is Thursday and Recycling Week B . Visit website for Week B schedule. raleighnc.gov/services/trash-recycling-and-clean--

NOTE: In event of water damage from one unit to another, the unit owner that caused the damaged will pay for the cost of repair to the damaged unit. If the damage is excessive and a claim needs to be filed with the Association's insurance policy, the unit owner that caused the damage and the damaged unit(s) owner(s) will split the cost of the deductible. In the event where only one unit is damaged and a claim needs to be filed with the Association's insurance policy, the association and the affected unit owner will split the deductible.