ELIGIBLE RESERVE FOR REPLACEMENT ITEMS

The below list includes items for which a complete replacement will, generally, be considered eligible.

<u>Appliances</u>	<u>Plumbing</u>
Ranges	Toilets & Valves
Refrigerators	Bathtubs & Sinks
Dishwashers	Kitchen Sinks
Laundry Washers/Dryers	Fixtures
Microwave Oven	Plumbing System
Garbage Disposal	Dwelling Unit Domestic Water Heater
	Central Domestic Water Heater

Exterior Doors Windows Roofing, Shingle, Tile, etc., complete replacement Soffit/Fascia Gutters & Downspouts, complete replacement Storm Windows Siding, complete or extensive replacement Sprinkler System, complete replacement Concrete Walks & Curbs and stairwells Painting, complete exterior (includes breezeways & stair rails) Trim and Accessories Landscaping Site/Pool Fencing, complete replacement Site Lighting

Miscellaneous Elevator, complete or extensive repairs Sealcoating Asphalt/Striping **Resurfacing Asphalt** Swimming Pool, complete or extensive repairs Smoke Detectors, smoke alarms, fire alarms/ systems, or call systems **Playground Equipment** Pool Furniture, complete replacement **Pool Equipment Clubhouse Furnishings** Trash Systems/Refuse Compactor Mail Facilities Car Wash Equipment Recreation Equipment and/or Facilities Motors & Maintenance Equipment

Heating System **Stokers Oil Burners** FWA Gas Furnaces Valves & Pumps **Baseboard Heaters Boilers**

Air Conditioning Equipment Motors & Fans Individual Units (including Air Handler & Condenser) Compressors Chillers

Interior Decorating *Carpet *Floor Tile Cabinets and Countertops **Electrical Fixtures** Mirrors Motors & Maintenance Equipment

*Carpet and Floor Tile should last at least 3 unit turns or 5 years, whichever is longer.