

ELIGIBLE RESERVE FOR REPLACEMENT ITEMS

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

Appliances

Ranges
Refrigerators
Dishwashers
Laundry Washers/Dryers
Microwave Oven
Garbage Disposal

Plumbing

Toilets & Valves
Bathtubs & Sinks
Kitchen Sinks
Fixtures
Plumbing System
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

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

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

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.