

## Farmington Square Maintenance Matrix

<b>Items of Repair</b>	<b>FSC</b>	<b>Owner</b>
<b>Air Conditioners</b> - Repair, Maintenance and Replacement		O
<b>Air Conditioner Drain Line</b> - Repair, Maintenance and Replacement		O
<b>Balcony</b> - Repair and Maintenance		O
<b>Bathroom</b> - Repair and Maintenance (Caulking, Toilet, Sink & Exhaust Fan)		O
<b>Building Common Areas</b> - Halls, Lobbies, Stairwells, Security Doors, Laundry Rooms, Carports	F	
<b>Drywall</b> - Cracks in unit		O
<b>Electrical Wiring</b> - Within walls	F	
<b>Electrical Fuse Boxes</b> - Within units		O
<b>Concrete</b> - Stairs and Sidewalks	F	
<b>Concrete</b> - Flooring within units		O
<b>Unit Entry Door, Locks, Knobs &amp; Handles</b>		O
<b>Faucets, Mixing Valves, Pressure Regulators &amp; Shut-Off Valves</b> - Within unit		O
<b>Smoke Alarms</b> - Hard-Wired		O
<b>Hot Water Tank</b> - Repair, Maintenance and Replacement		O
<b>Intercoms</b>	F	
<b>Laundry Room Equipment</b>	F	
<b>Light Switches, Fixtures, Bulbs &amp; Outlets</b> - Common Areas	F	
<b>Light Switches, Fixtures, Bulbs &amp; Outlets</b> - Within unit		O
<b>Outdoor Painting</b>	F	
<b>Patio</b> - Repair and Maintenance		O
<b>Screens</b> - Window & Doorwall		O
<b>Sink Backups</b> - Within Unit Perimeter		O
<b>Sink Backups</b> - Main Lines in Walls	F	
<b>Telephone Wire</b> - Maintenance within Units	F	
<b>Toilet</b> - Floor Gaskets & Flushing Mechanism		O
<b>Toilet Backups</b> - NOT Caused by Drains		O
<b>Shower/Tub Backups</b> - NOT Caused by Drains		O
<b>Water Damage</b> - Due to Air Conditioner or Hot Water Tank		O
<b>Water Leak</b> - Sudden Burst (First Response)	F	
<b>Water Leak</b> - Unknown Source (First Response)	F	
<b>Water Leaks</b> - Pipes Concealed Within Walls	F	
<b>Windows and Doorwalls</b> - Within Units		O