

Section 6

Quick Reference Chart of Repair and Maintenance Responsibilities

ORT Association	Homeowner
– Brick wall, metal fence and gate enclosing a front entrance or street-side courtyard or patio – Front landing handrails – Vinyl siding and trim repair and replacement – Column(s) repair and replacement – Gutter and downspout cleaning, drainage, and repair and replacement – Driveway repair and replacement – Exterior townhome light post on common grounds (not streetlights) – Mailbox masonry repair (excluding locks) – Power washing townhomes – Roof shingles, flashing, vent boots, soffit vents repair and replacement – Walkways and brick steps to front door – Address sign on townhomes – Pine straw or mulch on house foundation plant beds – Termite inspections and treatment – Bi-annual inspections of the premises including roofs – Routine lawn mowing and landscape maintenance – Operation and maintenance of the community sprinkler system – Sewer line beyond first clean-out from home (excluding repairs caused by homeowner negligence)	– Vents (bathroom, dryer any other vents) to the exterior of the townhome – Brick pad at bottom of back steps – Rear porches, decks, railings, and stair steps (wood or brick) – Crawlspace vents – Vent cover for direct-vent fireplace (interior units) – Crawlspace door – Painting, repair and replacement of all exterior doors, including front, when needed. (Doors should be painted community-approved colors.) – Storm and screen doors repair and replacement – Exterior light fixtures and electrical receptacles – Exterior spigots – Garage door repair and replacement (Paint to match current trim and fascia color) – Skylights and solar tubes – Metal chimney caps – Side yard and rear yard metal fencing – Owner-installed privacy fences and equipment screens within courtyards and patios – All window components including glass – Structural issues including the townhome foundation – Screens for windows (subject to community guidelines) – Satellite dishes and any roof leaks related to installation – Mailbox locks – Snow and ice control – Weather-stripping of exterior doors, including garage – Driveway cleaning and power washing – Waterlines from townhome to City of Raleigh water meter