## ELIGIBLE RESERVE FOR REPLACEMENT ITEMS

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

Appliances Plumbing

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 Heating System** 

Windows Stokers Roofing, Shingle, Tile, etc., complete replacement Oil Burners

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

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

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