



**Illustrative List of Maintenance and Repair Responsibilities** \*See Cautionary Notes

	<b>ITEM</b>	<b>RESPONSIBILITIES</b>	<b>RESPONSIBLE ENTITY</b>
1.	Plumbing and Related Systems and Components thereof.	All maintenance, repair and replacement of all or any portion of system exclusively serving subject dwelling unit situate within the dwelling unit (but excluding suite shut off valves).	The Homeowner's responsibility.
2.	Plumbing and Related Systems and Components thereof.	All maintenance, repair and replacement of all or any portion of system serving more than one dwelling unit and/or the Common elements, or situate outside the dwelling unit boundaries and suite shut off valves.	The Corporation's responsibility (except as indicated above).
3.	Electrical and Related Systems and Components thereof.	All maintenance, repair and replacement of all or any portion of system exclusively serving subject dwelling unit situate within the dwelling unit (but excluding individual suite panel disconnect).	The Homeowner's responsibility.
4.	Electrical and Related Systems and Components thereof.	All maintenance, repair and replacement of all or any portion of system serving more than one dwelling unit and/or the common elements or situate outside the dwelling unit boundaries and individual suite panel disconnect.	The Corporation's responsibility.
5.	Heating/Cooling and Related Systems and Components thereof.	All maintenance, repair and replacement of all or any portion of system exclusively serving subject dwelling unit (including fan coil units, filters, etc.) situate within the dwelling unit exclusively.	The Homeowner's responsibility. (But to be arranged by the Corporation)
6.	Heating/Cooling and Related Systems and Components thereof.	All maintenance, repair and replacement of all or any portion of system serving more than one dwelling unit and/or the common elements or situate outside the dwelling unit boundaries.	The Corporation's responsibility.
7.	Building, Exterior Roof, Vertical Walls, Foundations, Corridors, Lobbies and Common Areas	All responsibilities.	The Corporation's responsibility.
8.	Patios/Terraces	Maintenance (cleaning, sweeping).	The Homeowner's responsibility.
9.	Windows, Glass Balcony, Railings	Cleaning of the interior surfaces of all windows serving the dwelling units, and the cleaning of all exterior surfaces accessible by patio, terrace or balcony, (including railing), plus breakage of any windows through dwelling unit Owner's/tenant's negligence.	The Homeowner's responsibility.
10.	Windows	All exterior surfaces (except those accessible by patio, terrace or balcony) and all other common element area windows.	The Corporation's responsibility.

**SEE CAUTIONARY NOTES ON PAGE 3:**



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11.	All Entry Doors and Door frames to Dwelling Units	All repairs, except those due to dwelling Owner's and/or tenant's negligence.	The Corporation's responsibility.
		Maintenance of exterior	The Corporation's responsibility.
		Maintenance of interior surfaces	The Homeowner's responsibility.
12.	Doors Situate Within Dwelling Units (including all interior surfaces, locks, frames, hinges and hardware on doors providing access to dwelling units)	All responsibilities	The Homeowner's responsibility.
13.	Refuse Collection System	All responsibilities from point of drop off	The Corporation's responsibility.
14.	Parking Garage and Units	Sweeping, maintenance, repair	The Corporation's responsibility.
15.	Recreational Facilities	All	The Corporation's responsibility.
16.	Dwelling Unit Appliances	All	The Homeowner's responsibility.
17.	Locker Rooms	Locker room: repair and maintenance of exterior walls, corridors etc. Maintenance of heating and ventilation.	The Corporation's responsibility.
18.	Terraces/Patios	Concrete pavers and dividers.	The Homeowner's responsibility.
19.	Terraces/Patios	All waterproofing/weatherproofing materials beneath the concrete pavers	The Corporation's responsibility.

**SEE CAUTIONARY NOTES ON NEXT PAGE:**



**\*CAUTIONARY NOTES:**

1. The above chart and the titles and headings used herein are not intended to describe or encompass all maintenance functions nor to delineate all respective responsibilities between the dwelling unit owners (singly or severally), and the Corporation. The placement of responsibility under any specific column does not always accurately reflect the precise character and nature and ownership. Notwithstanding any of the above, in all instances, the appropriate sections of the Declaration should be referred to, in order to determine both responsibilities and ownership.
2. **The items listed are illustrative and not exhaustive.**
3. Responsibility for determining and providing for the maintenance, repair and replacement requirements for the common elements and determining the costs thereof shall be primarily the responsibility of the Corporation and such designees to which it may delegate certain such responsibilities.
4. Responsibility for determining the maintenance, repair and replacement requirements of the exclusive use common elements shall be a shared responsibility between the Corporation and the owner of a dwelling unit to which a specific exclusive use common element is exclusively appurtenant, provided however, that the Corporation shall have the final responsibility for determining the need for and accomplishing such maintenance, repair and replacement activities.
5. Damage to other units or common elements resulting from the negligence of any unit owner/occupant will be repaired by the Corporation; however, the Corporation will seek reimbursement from the responsible unit owner/occupant.

Source: Tridel Essex 1 HomeCare Manual, May 2003