

Maintenance Responsibility Chart for Countryhouse HOA

8/1/24

Maintenance Task	Inspections	Repairs	Last Action	Comments
Brick Walkways/Steps	Twice a year	As needed	Fall 2024	With on going problems with voles, may need someone to do repairs as needed. Some walkways need major repair because of flooding.
Gutter/Roof Cleaning	Blowing and Inspection twice a year	As needed	Fall 2024	Some roofs and gutter may need a third or fourth cleaning if they are under trees.
Garage Windows	Annual inspection	Replace or repair as needed	16 replaced in 2024	There are 45 original windows left to be replaced
Chimney Windows	Every 5 years	As needed	Painted/repaired 2022	There ae 136 chimney windows
Octagonal Windows	Every 5 years	As needed	Painted/repaired 2020	There are 74 octagonal windows plus several in garages.
Decks (HOA Owned)	Every year	As needed	Inspected 2023	
Beechmast Porch Railings	Every 3 years	As needed	Painted/repaired in 2024	
Metal Railings	Every 4 years	As needed	Painted/repaired in 2020	These should be inspected in 2025. Some of them are showing a lot of rust.
House Numbers (Green)	Several times a year	As needed	Replaced in 2017	Need to be replaced every 10 years