

Post on web

Condominium Association vs. Unit Owner Responsibilities			As of Jan 2011		
TRADE	BUILDING COMPONENT	Responsibility for Repairs From Covered Cause of Loss		Responsible for Repairs from Covered Flood Loss	
		UNIT OWNER	ASSOCIATION	UNIT OWNER	ASSOCIATION
MAS	Concrete Footings		Responsible		Responsible
MAS	Foundations Walls		Responsible		Responsible
RGC	Floor framing systems		Responsible		Responsible
RGC	Exterior wall framing		Responsible		Responsible
RGC	Interior wall framing		Responsible		Responsible
INS	Exterior insulation		Responsible		Responsible
INS	Interior demising insulation		Responsible		Responsible
SID	Exterior siding		Responsible		Responsible
RFG	Roofing		Responsible		Responsible
WIN	Windows		Responsible		Responsible
DOR	Entry Doors & Skylights		Responsible		Responsible
DOR	Interior Doors		Responsible		Responsible
FNC	Base, door, window and crown - trim moldings	Responsible			Responsible
FNC	Upgraded moldings and trim	Responsible			Responsible
FNC	Wall and Ceiling Texture	Responsible			Responsible
CAB	Built-in cabinets & countertops	Responsible			Responsible
CAB	Medicine cabinets	Responsible			Responsible
DRY	Drywall - Perimeter Walls		Responsible		Responsible
DRY	Drywall - Interior Load Bearing		Responsible		Responsible
DRY	Drywall - Interior Non Load Bearing		Responsible		Responsible
DRY	Drywall - Separation Fire Walls		Responsible		Responsible
ELE	Exterior Electric Fixtures, fans, light fixtures		Responsible		Responsible
ELE	Interior Electric Fixtures, fans, light fixtures	Responsible			Responsible
ELE	Unit Electric Wiring		Responsible		Responsible
ELE	Building Distribution Wiring		Responsible		Responsible
FLU	Flooring - unfinished		Responsible		Responsible
FLF	Floor finish (staining, pickling, staining etc.)	Responsible			Responsible
FCT	Vinyl or ceramic tile	Responsible			Responsible
FCC	Carpeting	Responsible			Responsible
HVAC	HVAC - Air Conditioning Units		Responsible		Responsible
HVAC	HVAC - Distribution Duct Work		Responsible		Responsible
HVAC	HVAC - Diffusers		Responsible		Responsible
HVAC	HVAC - Condensing Units		Responsible		Responsible
PLM	Plumbing roughing		Responsible		Responsible
PLM	Plumbing fixtures	Responsible			Responsible
APL	Appliances	Responsible			Responsible
WTRT	Window treatments, curtains, drapes, blinds & related hardware	Responsible		Responsible	
PTG	Wallpaper	Responsible		Responsible	
PTG	Interior Painting - Prime Coat	Responsible			Responsible
PTG	Interior Painting - Finish Coat	Responsible			Responsible
PTG	Exterior Painting		Responsible		Responsible
SHUTT	Hurricane Shutters - Association Installed		Responsible		Responsible
SHUTT	Hurricane Shutters - Unit Owner Installed		Responsible		Responsible
STAIR	Staircases - exterior		Responsible		Responsible
STAIR	Staircases - interior structural		Responsible		Responsible
STAIR	Staircases - unit owner installed	Responsible		Responsible	
SITE	Landscaping - Improved landscaping only		Responsible		Responsible
SITE	Common Areas (Pool & Deck, Pool House, Spa, Tennis Courts)		Responsible		Responsible
SITE	Building Sewage Treatment		Responsible		Responsible