

**TWIN BROOKS CONDOMINIUM CORPORATION
COMMON ELEMENTS LIST**

As of May 31 / 2020						
Item	Components	Supplier	Warranty	Common Elements	Preventative Maintenance Required	Comments
Exterior front and back doors	Door	Supplied by Rona (Chester Dawe). Installed by Reardon Construction.	As of Oct 18/16.....10yr against 'warping'. 5yr on window inserts, no warrenty on rust.	NO WARRANTY As of April 2020 Last Units built April 2010		Highly recommend the installation of storm doors.
	Caulking around windows in doors and both sides of threshold			Yes	Inspect every 3 years, caulk as needed	
	Threshold			No		
	Weather stripping on sides, bottom and top			No		
	Hardware			No		
	Wooden Frame			Yes	Paint every 2 years	3 yr changed to 2 (2015)
Door Bell				No		TB Decision Oct 11/12
Garage door	Door	Aims Limited	1 year warranty on the labor to install the door. 15 year warranty on door panels against rust , 7 yrs warranty on polyeurathane attached to the steel face of the door,	Yes		
	Weather stripping on sides and bottom			No		

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	Wooden frame			Yes	Paint every 2 years	3 yr changed to 2 (2015)
Vents	Roof			No		
	Dryer			No		Owners responsible to keep vents cleaned
	Kitchen Exhaust			No		
	Air Exchanger			No		Owners responsible to keep vent clear of debris and snow
Windows	Window	Weathershore	Limited lifetime warranty on windows. Twin Brooks Corp. responsible for labour costs.	Yes		Vendor is bankrupt so no warranty.
	Hardware (cranks on inside)			No		
Vinyl window shutters				Yes		
Outside water tap				No		
Exterior light fixtures, front & back, excluding bulbs				Yes	Inspect every 3 years, caulk as needed	
Eavestrough, back only				Yes		Back Only
Sofits				Yes		
Fascias				Yes		

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Siding		Royal Crest siding from Bonar & Kaycan. Installed by Rona (Chester Dawe).	Lifetime warranty on siding. Twin Brooks Corp. responsible for labour costs after the first year.	Yes	Inspect for damage yearly	
Basement Concrete Walls				Yes		If crack is structural it will be referred to Atlantic Home Warranty; If leaking thru wall, TB will repair; If crack is inconsequential it will not be covered by condo fees
Outside electrical plugs...front & back				No		
Underground water/sewer services				Yes		
Roof shingles		Purchased from Rona (Chester Dawe) and installed by Shingle Pro	20 year warranty plus 5 year warranty on labor.	Yes		
Driveway	Asphalt			Yes		Sealing not covered

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Hydro, phone & cable wires coming into house				No		
Deck				Yes		Staining not covered
Steps to deck				Yes		Staining not covered
Privacy fences between units				Yes		Staining not covered
Concrete front door entrance step				Yes		
Entrance railings				No		PVC railings only will be approved
Entrance walkways	Asphalt			Yes		Sealing not covered
Retaining wall				Yes		
Handicap ramp				No		
Gazebo				Yes	Staining, as needed	
Steps to gazebo				Yes		
Wooden box behind gazebo				Yes		
Entrance sign				Yes		
Fencing backing onto farmland				Yes	Inspect yearly for damage	
Salt box at front entrance	Container			Yes		

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Guest parking lot	Asphalt			Yes	Relining, as needed	
RV parking lot	Asphalt			Yes	Relining, as needed	
Pest control				No		
Landscaping	Lawns			Yes		
Trees	Trees at front and back of units			No		Will remove dead trees but no replacement
Schrubs	Schrubs at front entrance and gazebo area			Yes		
Window Well				No		Per Board decision May 16. 2019 Refer 2019-32
Vinyl Siding				No		
Cleaning						

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