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Governor

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Commissioner/CEO

Attachment A: Replacement Reserve Eligible and Ineligible Items

1. Items **Eligible for Reimbursement** from the Reserve Fund for Replacement Account (but is not limited to):
 - Replacement of refrigerators, ranges, and other major appliances in the dwelling unit
 - Extensive replacement of kitchen cabinets, counter tops, bathroom vanities, bathtubs, toilets, sinks, and doors (both interior and exterior)
 - Major roof repairs, including roof replacements, major replacement of gutters, downspouts, and related eaves or soffit.
 - Major plumbing and sanitary system repairs
 - Replacement or major overhaul of central air conditioning and heating systems including heating towers, water chilling units, furnaces, stokers, boilers, fuel storage tank, and hot water tanks.
 - Overhaul of the elevator systems
 - Major repaving/ resurfacing / seal coating/ installation of (sidewalks, parking lots, and driveways)
 - Repainting of the entire building exterior
 - Extensive replacement of siding
 - Extensive replacement of the exterior (lawn) sprinkler systems
 - Replacement of or major repairs to a swimming pool and replacement of major recreational equipment
 - Items necessary to comply with changes in local, state, or federal laws
 - Would result in enhancing the mortgage security*
 - Extensive electrical work (i.e. replacement of the project's main electrical service)
 - Extensive façade work (i.e. replacement of and / or extensive repair work performed on the parapet walls)
 - The replacement of mailboxes (complete component replacement required)
 - Window Replacement
 - Extensive Replacement of Smoke Detectors
 - Installation / Extensive Replacement of Carbon Monoxide Detectors***
 - Bed bug infestation abatement
2. Items usually deemed **Ineligible for Reimbursement** from the Reserve Fund for Replacement Account (but is not limited to):
 - Repainting of interior areas of the project / cycle painting**
 - Replacement of range burners, bibs, oven elements, controls, valves, wiring, etc.
 - Replacement of dwelling unit air conditioning components such as fan motors, window unit's compressors.
 - Minor repairs to central air conditioning and heating systems such as valves replacements, the cleaning of boiler interiors, and annual inspections and testing
 - Minor roof repairs, including minor repairs to gutters and downspouts
 - Minor paving repairs
 - Caulking and sealing
 - Window and screen repairs and window treatments
 - Purchase of maintenance tools and equipment such as lawn mowers and snow blowers.
 - Purchase of office equipment, furniture, painting, decorations, and pictures.
 - Inspection/recharging/replacement of fire extinguishers
 - Other items generally considered to be routine maintenance (i.e. minor repairs)
 - Supplies. (i.e. janitorial, office, etc.)
 - Replacement of physical fitness equipment.

* Enhancements should be affordable and require pre-approval of the Agency regardless of cost.

** A separate interior painting reserve for this kind of work may be established by mutual agreement and consent of the Agency and the concerned parties

*** The project must provide documentation that the tenants are not being charged for the carbon monoxide detectors.