

Livingston Lakes Infrastructure 10 Year Maintenance Plan

Pavers Sealed: recommend sealing every 3-5 years (used 4 years for planning)

Roadways: recommend sealcoating every 2-3 for heavy traffic, 3-5 for normal traffic (used 2 & 4 years for planning)

Roof Clean and Algae/Mold Preventative- recommend every 2 years

Roof Inspection - Yearly

Painting - Waterproof, seal, paint (Sherwin Williams Duration Paint 10 year warranty) - 7 Years

Sidewalk/Pavers Repairs - Yearly

Plumbing: Main Line Sewer Cleanout - 5 years

AC Condensate Lines Cleaned - Yearly

Fire Sprinkler System Inspected - Yearly

Fire Extinguisher and Exit Signs Inspected - Yearly

						Proposed for Planning Purposes Only										
	2020	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Entries sealed	x															
Pavers Sealed						x				x				x		
Pocket Lane sealcoated									x				x			
All roads sealcoated		x					x				x				x	
Roof Deep Cleaned and Roof-A-Cide applied			x		x		x		x		x		x		x	
Windows Cleaned					x		x		x		x		x		x	
Fire Sprinkler System			x	x	x	x	x	x	x	x	x	x	x	x	x	x
Fire Extinguisher and Exit Signs Inspections				x	x	x	x	x	x	x	x	x	x	x	x	x
AC Condensate Lines Cleaned	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Roof Inspection	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Building Painting and Waterproofing					x							x				
Sidewalk/Paver Repairs					x	x	x	x	x	x	x	x	x	x	x	x
Plumbing: Main Line Sewer Clean Out					x					x					x	