

EXPECTED USEFUL LIFE TABLE

| SITE SYSTEMS 50+ = "long-lived" systems | FAMILY CONSTR. | ELDERLY CONSTR. | ACTION = REPLACE UNLESS NOTED |
|---|-------------------|--------------------|----------------------------------|
| Basketball Courts | 15 | 25 | |
| Built Improvements (playgrounds/site furniture) | 20 | 20 | |
| Catch Basin | 40 | 40 | |
| Cold Water and Sewer Lines | 40 | 40 | |
| Compactors | 15 | 15 | |
| DHW/Supply/Return | 30 | 30 | |
| Dumpsters | 10 | 10 | |
| Dumpster Enclosures | 10 | 10 | Fence only |
| Earthwork | 50+ | 50+ | |
| Electrical Distribution Center | 40 | 40 | |
| Emergency Generator | 15 | 15 | |
| Fencing | | | |
| Chain Link | 40 | 40 | |
| Wrought iron | 50+ | 50+ | |
| Stockade | 12 | 12 | |
| Post & Rail | 25 | 25 | |
| Gas Lines | 40 | 40 | |
| Heating Supply/Return | 40 | 40 | |
| Incinerators | 50+ | 50+ | |
| Irrigation Syatems | 30 | 30 | |
| Lift Station | 50 | 50 | |
| Mail Facilities | 10 | 10 | |
| Landscaping | 50+ | 50+ | |
| Parking | | | |
| Asphalt | 25 | 25 | Resurface |
| Gravel | 15 | 15 | Pave with asphalt or concrete |
| Pedestrian Paving | | | |
| Bituminous | 15 | 15 | Resurface |
| Concrete | 30 | 30 | Replace |
| Retaining Walls | | | |
| Concrete | 20 | 20 | Fill cracks/repoint |
| Masonry | 15 | 15 | Fill cracks/repoint |
| Wood | 15 | 15 | Replace |
| Stone | 15 | 15 | Fill cracks/repoint |
| Roadways | | | |
| Asphalt (sealing) | 5 | 5 | Seal |
| Asphalt | 25 | 25 | Resurface |
| Gravel | 15 | 15 | Pave with asphalt or concrete |
| Sanitary Treatment | 40 | 40 | |
| Site Electrical Main | 40 | 40 | |
| Site Gas Main | 40 | 40 | |
| Site Lighting | 25 | 25 | |
| Site Power Distribution | 40 | 40 | |

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| Site Sanitary Lines | 40 | 40 | |
| Site Sewer Main | 40 | 40 | |
| Site Water Main | 40 | 40 | |
| Storm Drain Lines | 40 | 40 | |
| Swimming Pool | | | |
| Deck | 15 | 15 | Resurface |
| Mech'l Equipment | 10 | 10 | |
| Tennis Courts | 15 | 15 | Resurface |
| Transformer | 30 | 30 | |
| Water Tower | 50+ | 50+ | |
| BUILDING ARCHITECTURE 50+ = "long-lived" systems | FAMILY CONSTR. | ELDERLY CONSTR. | ACTION = REPLACE UNLESS NOTED |
| Appurtenant Structures | | | |
| Porches | 50 | 50 | Paint @ 5 years |
| Wood Decks | 20 | 20 | Paint @ 5 years |
| Storage Sheds | 30 | 30 | Paint @ 5 years |
| Greenhouses | 50 | 50 | |
| Carports | 40 | 40 | |
| Garages | 50+ | 50+ | |
| Basement Stairs | 50+ | 50+ | |
| Building Mtd. Exterior Lighting | 10 | 10 | |
| Building Mtd. HID Lighting | 10 | 20 | |
| Bulkheads | 10 | 20 | |
| Canopies | | | |
| Wood/Metal | 40 | 40 | Replace |
| Concrete | 20 | 20 | Re-roof |
| Ceilings, exterior or open | 5 | 5 | Paint |
| Chimney | 25 | 25 | Paint |
| Common Area Doors | 50+ | 50+ | |
| Common Area Floors | | | |
| Ceramic/Tile/ Terrazzo | 50+ | 50+ | Replace |
| Wood (Strip/Parquet) | 30 | 30 | Replace/sand & finish |
| Resilient Floor (tile/sheet) | 15 | 15 | Replace |
| Carpet | 7 | 7 | Replace |
| Concrete | 50+ | 50+ | |
| Common Area Railings | 20 | 20 | |
| Common Area Ceilings | | | |
| Concrete | 50+ | 50+ | Paint 5-8 years |
| Acoustic Tile/DW/Plaster | 10 | 10 | Replace |
| Common Area Countertop/sink | 20 | 20 | |

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| Common Area Dishwasher | 15 | 15 | |
| Common Area Disposal | 5 | 5 | |
| Common Area Walls | 15 | 25 | Paint 5-8yrs |
| Exterior Common Doors | | | |
| Aluminum & Glass | 30 | 30 | Door Only |
| Solid Core (wood or metal) | 25 | 25 | Door Only |
| Automatic | 15 | 30 | Door & Mechanism |
| Exterior Stairs | | | |
| Wood | 10 | 20 | Replace |
| Filled metal pan | 30 | 30 | Replace |
| Concrete | 50+ | 50+ | Replace |
| Exterior Unit Doors | 10 | 15 | Replace |
| Exterior Walls | | | |
| Cementitious (mfgr) siding | 20 | 20 | Prep & Paint |
| Brick or block | 40 | 40 | Repoint |
| Stone veneer (brownstone) | 20 | 20 | Waterproof & Caulk |
| Glass Block | 15 | 15 | Recaulk |
| Granite block | 40 | 40 | Repoint |
| Metal/glass curtainwall | 10 | 10 | Recaulk |
| Precast Concrete panel | 30 | 30 | Recaulk |
| Vinyl siding | 10 | 15 | Replace |
| Wood siding/shingles | 10 | 15 | Prep & Paint/Stain |
| Plywood/stucco | 5 | 10 | Prep & Paint/Stain |
| Fire escapes | 40 | 40 | Resecure |
| Foundations | 50+ | 50+ | |
| Hatches/Skylights | | | |
| Access hatch | 30 | 30 | |
| Smoke hatch/skylight | 50+ | 50+ | |
| Insulation/Wall | 50+ | 50+ | |
| Interior Lighting | 15 | 25 | |
| Interior Railings | 15 | 20 | |
| Kitchen Cabinets | 15 | 20 | |
| (wood construction) | | | |
| Local HVAC | | | |
| Electric fan coil | 20 | 20 | |
| Electric heat/AC | 15 | 15 | |
| Gas furnace/split DX AC | 20 | 20 | |
| Heat pump w/suppl.electric | 15 | 15 | |
| Heat pump water source | 20 | 20 | |
| Hydronic fan coil | 30 | 30 | |
| Hydronic heat/electric AC | 20 | 20 | |
| Mail Facilities | 10 | 30 | |
| Parapet Wall | 50+ | 50+ | |
| Penthouse | 25 | 25 | New Door & Pointing |

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|---|-------------------|--------------------|----------------------------------|
| Public Bathroom Accessories | 7 | 7 | |
| Public Bathroom Fixtures | 15 | 15 | |
| Radiation | | | |
| Hydronic (basebd or freestand) | 50 | 50 | |
| Electric Baseboard | 25 | 25 | |
| Electric Panel | 20 | 20 | |
| Roof Railings | 10 | 10 | Repaint |
| Refrigerator, common area | 10 | 15 | |
| Residential Galss Doors | | | |
| Sliding | 10 | 15 | |
| French | 20 | 30 | |
| Roof Covering | | | |
| Wood shingles | 20 | 20 | |
| Asphalt shingles | 20 | 20 | |
| Built up (BUR) | 20 | 20 | (Subject to Waiver) |
| Membrane | 20 | 20 | (Subject to Waiver) |
| Preformed metal | 40 | 40 | |
| Shingles (slate, tile, clay etc) | 30 | 30 | |
| Roof Drainage Exterior (gutter & fascia) | 10 | 25 | Replace |
| Roof Drainage Interior (drain covers) | 30 | 30 | Replace |
| Roof Structure | 50+ | 50+ | |
| Slab | 50+ | 50+ | |
| Service Doors | 25 | 25 | |
| Soffits | | | |
| Wood | 5 | 5 | Repair/Repaint |
| Aluminum or vinyl | 10 | 15 | Replace |
| Stair Structure | 50+ | 50+ | |
| Storm/Screen Doors | 7 | 15 | |
| Storm/Screen Windows | 10 | 20 | |
| Waterproofing Foundation | 50+ | 50+ | |
| Window Security | 15 | 25 | |
| Windows (frames & glazing) | 20 | 30 | |
| Wood Floor Framing | 20 | 20 | |
| Bath Accessories | 10 | 15 | |
| Bath Fixtures (sink, toilet, tub) | 15 | 20 | |
| Closet Doors | 10 | 20 | |
| Countertop & Sink | 10 | 20 | |
| Dishwasher | 10 | 15 | |
| Disposal | 5 | 8 | |
| Electric Fixtures | 10 | 20 | |
| Hallway Door | 15 | 30 | Door only |
| Heat Detectors | 20 | 20 | |

EXPECTED USEFUL LIFE TABLE

| DWELLING UNITS 50+ = "long-lived" systems | FAMILY CONSTR. | ELDERLY CONSTR. | ACTION = REPLACE UNLESS NOTED |
|--|-------------------|--------------------|----------------------------------|
| Interior Doors | 15 | 30 | Door only |
| Interior Stairs | 30 | 30 | |
| Kitchen Cabinets (wood construction) | 20 | 25 | |
| Living Area Ceilings | | | |
| Concrete | 50+ | 50+ | Replace (Paint 5-8yr) |
| Acoustic Tile/DW/Plaster | 10 | 20 | |
| Living Area Floors | | | |
| Ceramic/Tile/Terrazzo | 20 | 30 | Replace |
| Wood (strip/parquet) | 15 | 20 | Replace part/refinish |
| Resilient Flooring | 10 | 15 | Replace |
| Carpet | 7 | 10 | Replace |
| Concrete | 50+ | 50+ | Replace |
| Living Area Walls | 20 | 30 | Replace (Paint 5-8yr) |
| Local HVAC | | | |
| Electric fan coil | 20 | 20 | |
| Electric heat/AC | 15 | 15 | |
| Evap. condensor (swamp cooler) | 20 | 20 | |
| Gas furnace, split DX AC | 20 | 20 | |
| Heat pump w/suppl. electric | 15 | 15 | |
| Heat pump, water source | 20 | 20 | |
| Hydronic fan coil | 30 | 30 | |
| Hydronic heat/electric AC | 20 | 20 | |
| Range | 15 | 20 | |
| Rangehood | 10 | 15 | |
| Refrigerator | 10 | 15 | |
| Smoke/Fire Detectors | 5 | 10 | |
| Unit Air Conditioning | 10 | 15 | |
| Unit Electric Panel | 50+ | 50+ | |
| Unit Level Boiler | 25 | 25 | |
| Unit Buzzer/Intercom | 20 | 30 | |
| Unit Level DHW | 10 | 10 | |
| Unit Level Hot Air Furnace | 25 | 25 | |
| Unit Radiation | | | |
| Hydronic or steam (baseboard or freestanding) | 30 | 30 | |
| Electric Baseboard | 25 | 25 | |
| Unit Vent/Exhaust | 15 | 15 | |
| Unit Wiring | 30 | 30 | |
| Vanities (wood construction) | 10 | 20 | |
| Window covering | 3 (20yr) | 3 (20yr) | Material/user specific |

EXPECTED USEFUL LIFE TABLE

| MECHANICAL/ELECTRICAL 50+ = "long-lived" systems | FAMILY CONSTR. | ELDERLY CONSTR. | ACTION = REPLACE UNLESS NOTED |
|---|-------------------|--------------------|----------------------------------|
| Central Unit Exhaust, roof mtd | 15 | 15 | |
| Chilled Water Distribution | 50+ | 50+ | |
| Chilling Plant | 15 | 25 | |
| Compactor | 15 | 15 | |
| Cooling Tower | 25 | 25 | |
| Electrical Switchgear | 50+ | 50+ | |
| Electrical Wiring | 30 | 30 | |
| Elevator, Controller, dispatcher | 15 | 20 | |
| Elevator, Cab | 15 | 20 | Rebuild interior |
| Elevator, Machinery | 30 | 30 | |
| Elevator, Shaftway Doors | 20 | 30 | Replace gibs & rollers |
| Elevator, Shaftways | | | |
| Hoist rails, cables, travelling | 25 | 25 | |
| Hydraulic piston & levelling | 25 | 25 | Resleeve piston |
| Emergency Alarm System | | | |
| Call Station | 10 | 15 | |
| Emergency Generator | 35 | 35 | |
| Emergency Lights | 8 | 10 | Battery operated |
| Evaporative Cooler | 15 | 15 | |
| Fire Pumps | 20 | 20 | Pump motor |
| Fire Suppression | 50+ | 50+ | Piping |
| Gas Distribution | 50+ | 50+ | Piping |
| Heat Sensors | 15 | 15 | |
| Heating Risers & Distribution | 50+ | 50+ | |
| Heating Water Controller | 15 | 15 | |
| Hot & Cold Water Distribution | 50 | 50 | |
| HVAC | | | |
| Cooling only | 15 | 15 | |
| Heat only | 15 | 15 | |
| Heating & Cooling | 10 | 15 | |
| Master TV System | 10 | 10 | |
| Outdoor Temperature Sensor | 5 | 10 | |
| Sanitary Waste & Vent System | 50+ | 50+ | |
| Sewage Ejectors | 50 | 50 | |
| Buzzer/Intercom, central panel | 10 | 15 | |
| Smoke & Fire Detection System, central panel | 15 | 15 | |
| Sump Pump | | | |
| Residential | 7 | 7 | Replace |
| Commercial | 15 | 15 | Replace motor |
| Water Softening & Filtration | 15 | 15 | |
| Water Tower | 50+ | 50+ | |
| Boiler Room Equipment | | | |
| Blowdown & Water Treatment | 25 | 25 | |
| Boiler Room Pipe Insulation | w/boiler | w/boiler | |

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| Boiler Room Piping | w/boiler | w/boiler | |
| Boiler Room Valves | 15 | 15 | Repack valves |
| Boiler Temperature Controls | w/boiler | w/boiler | |
| Boilers | | | |
| Oil-fired, sectional | 22 | 22 | |
| Gas/dual fuel, sectional | 25 | 25 | |
| Oil/gas/dual fired, low MBH | 30 | 30 | |
| Oil/gas/dual fired, high MBH | 40 | 40 | |
| Gas fired atmospheric | 25 | 25 | |
| Electric | 20 | 20 | |
| Building Heating Water Temperature Controls | | | |
| Residential | 12 | 12 | |
| Commercial | 15 | 15 | |
| Combustion Air | | | |
| Duct w/fixed louvers | 30 | 30 | Replace |
| Motor louver & duct | 25 | 25 | Replace motor |
| Make-up air | 25 | 25 | Replace fan/preheater |
| Compressors | 15 | 15 | |
| Condensate & Feedwater | | | |
| Feedwater only (hydronic) | 10 | 10 | |
| Condensate & feedwater (stea | w/boiler | w/boiler | |
| DHW Circulating Pumps | by size | by size | |
| DHW Generation | | | |
| Tank only, dedicated fuel | 10 | 10 | |
| Exchanger in storage tank | 15 | 15 | |
| Exchanger in boiler | 15 | 15 | |
| External tankless | 15 | 15 | |
| Instantaneous | 10 | 10 | |
| DHW Storage Tanks | | | |
| Small (up to 150gals) | 12 | 12 | Replace |
| Large (over 150gals) | 7 | 7 | Point Tank Lining |
| Domestic Cold Water Pumps | 15 | 15 | |
| Fire Supression | 50+ | 50+ | |
| Flue Exhaust | w/boiler | w/boiler | |
| Free Standing Chimney | 50+ | 50+ | |
| Fuel Oil Storage | 25 | 25 | |
| Fuel Transfer System | 25 | 25 | |
| Heat Exchanger | 35 | 35 | |
| Heating Water Circulating Pumps | by size | by size | |
| Line Dryers | 15 | 15 | |
| Motorized Valves | 12 | 12 | |
| Outdoor Temp Sensor | 10 | 10 | |
| Pneumatic lines & Controls | 30 | 30 | |
| Purchased Steam Supply Station | 50+ | 50+ | |
| Solar Hot Water | 20 | 20 | Replace collectr panels |